

GENERAL NOTES R-60 ZONE

- 1) WATER CATEGORY - W-1 SEWER CATEGORY - S-1
- 2) BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY BY: MERIDIAN SURVEYS, INC., FREDERICK, MARYLAND JUNE, 2014
- 3) TOPOGRAPHIC INFORMATION SHOWN IS BY: MERIDIAN SURVEYS, INC., FREDERICK, MARYLAND
- 4) TOTAL TRACT AREA = 64,709 SF OR 1.48 AC.
- 5) PROPERTY SHOWN ON TAX MAP JN561
- 6) PROPERTY SHOWN ON WSSC 200' SHEET 208NE01.
- 7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 28 SOIL TYPE(S): 57C CHILLUM B, 57B CHILLUM B
- 8) FLOOD ZONE "C" PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 24031C0460D
- 9) SITE IS LOCATED IN THE SLIGO CREEK WATERSHED USE I-P.
- 10) LOCAL UTILITIES INCLUDE:
SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
WATER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - PEPCO
TELEPHONE - VERIZON
- 11) THERE ARE NO VISIBLE WELLS WITHIN 100' OF SUBJECT PROPERTY. THE SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER
- 12) ALL STRUCTURES & DRIVEWAYS ON-SITE ARE TO BE SAVED EXCEPT AS NOTED. ONSITE CONNECTION BETWEEN TWO DRIVEWAY ENTRANCE WILL BE REMOVED.
- 13) PROPERTY ADDRESS:
415 ETHAN ALLEN AVENUE
TAKOMA PARK, MD
- 14) TAX ACCOUNT NO. 03176594
LOT 10, PART OF LOT 11
1.48 ACRES
- 15) THE BUILDING FOOTPRINTS SHOWN ON THE PRE-PRELIMINARY PLAN ARE ILLUSTRATIVE. FINAL BUILDING LOCATIONS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.
- 16) NRI/FSD APPROVAL # 420151520
- 17) THE PROPERTY IS INSIDE THE COOLIDGE HIGH SCHOOL CLUSTER.

LEGEND

SURVEY TOPO MNCPPC TOPO LIMITS OF SURVEY

- 32" RED OAK EXISTING SPECIMEN TREE ≥30" DBH
- FOREST BOUNDARY
- EXISTING TREE
- EX. CONTOUR
- SB STREAM BUFFER STREAM
- EXISTING OVERALL PROPERTY
- PROPOSED PROPERTY
- PROPOSED UTILITIES
- EXISTING AND PROPOSED HOUSE
- BUILDING RESTRICTION LINE (BRL)
- PROP. DRIVEWAY
- PROPOSED DEDICATION
- PROPOSED RELOCATED 5' SIDEWALK
- PROPOSED 6' LAWN PANEL
- PROPOSED DRYWELL
- TREE REMOVAL
- 302 PROP. CONTOUR
- C.O. PERF. SCHEDULE 40 6" PVC WITH CLEANOUT
- SOLID SCHEDULE 40 6" PVC
- LOD PROPOSED LIMITS OF DISTURBANCE
- CATEGORY 1 CONSERVATION EASEMENT FOREST PRESERVATION AREA

SITE AREA TABULATION

GROSS AREA OF SUBDIVISION: 64,709 SF OR 1.48 AC.
 AREA DEDICATED TO PUBLIC USE: 845 SF OR 0.02 AC.
 TOTAL NET AREA: 64,064 SF OR 1.46 AC.
 AREA BY ZONE: 64,064 SF OR 1.46 AC.
 AREA OF LOTS: 64,064 SF OR 1.46 AC.

Table 1: R-60 Zone, Standard Method Development Standards*

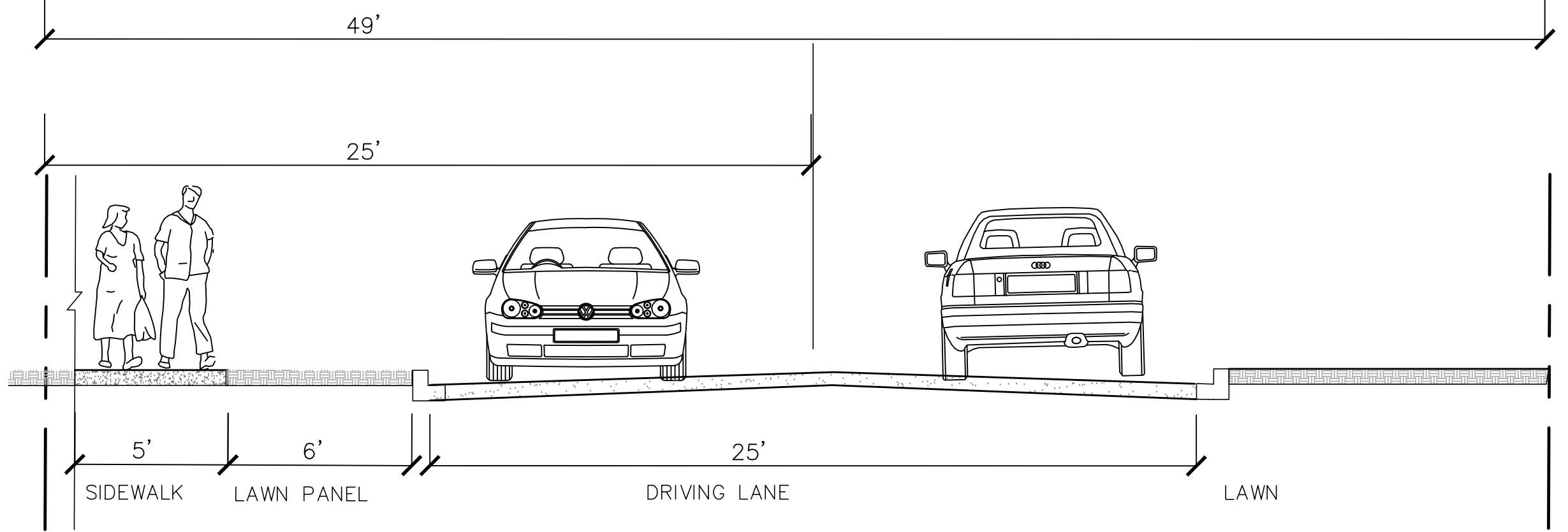
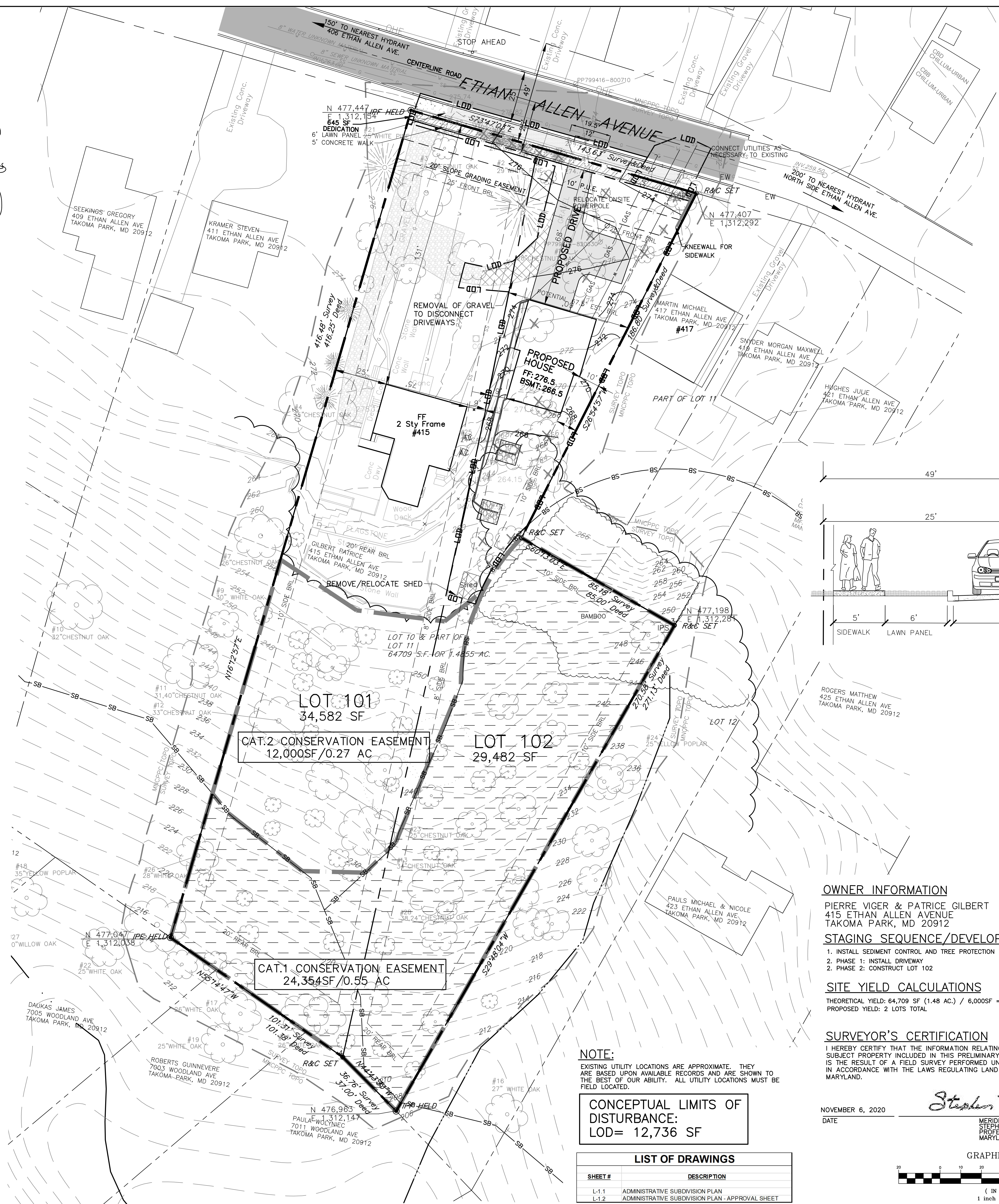
PLAN DATA	Required/Permitted	Proposed Lot 101	Proposed Lot 102
1. Lot and Density (59.4.4.9.B.1.)	6,000 sq. ft.	~34,582 sq. ft.	~29,482
Density (max) (59.4.4.8.B.1.)	7.26		1.47
Density (units/acre)			
Coverage (max) Lot	85%	≤30%	≤30%
Specification for Lot & Density			
a. Lot width at the front building line and setback requirements may be reduced under Section 4.4.3. Historic Districts.			
b. Development with a detached house building type may have to satisfy Section 4.4.1.B, Residential Infill Compatibility.			
2. Placement (59.4.4.9B.B.2.)			
Principal Building Setbacks (min)			
Front setback	25 ft.	25 ≥ ft.	25 ≥ ft.
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	25 ft.	NA	NA
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	25 ft.	NA	NA
Side setback	8 ft.	8 ≥ ft.	8 ≥ ft.
Sum of side setbacks	18 ft.	18 ≥ ft.	18 ≥ ft.
Rear setback	20 ft.	20 ≥ ft.	20 ≥ ft.
Specification for Principal Building Setbacks			
Development may have to satisfy Section 4.4.1.A, Established Building Line			
Height (max) (59.4.4.9.B.3.)	35 ft.	≤35 ft.	≤35 ft.

NOTE: THE PROPOSAL IS FOR THE STANDARD METHOD OF DEVELOPMENT.
 ** SUBJECT TO DPS ESTABLISHED BUILDING RESTRICTION LINE.
 BUILDING COVERAGE SCALED PER LOT SIZE AND IS SUBJECT TO CHANGE PENDING ARCHITECTURAL FOOTPRINTS.

ZONING STANDARDS - R-60

STANDARD	REQUIREMENT	LOT 101	LOT 102
LOT AREA (MIN.)	6,000 SF	≥6,000 SF	≥6,000 SF
LOT WIDTH AT B.R.L. (MIN.)	60'	≥60'	≥60'
LOT WIDTH AT R/W (MIN.)	25'	≥25'	≥25'
FRONT B.R.L. (MIN.)*	25'	SEE EBL	≥25'
ESTABLISHED BUILDING LINE (EBL)*	2'	≥*	≥*
SIDE B.R.L. - ONE SIDE (MIN.)	8'	≥8'	≥8'
SIDE B.R.L. - SUM OF BOTH SIDES (MIN.)	18'	≥18'	≥18'
REAR B.R.L. (MIN.)	20'	≥20'	≥20'
BUILDING COVERAGE (MAX.)	35%	≤35%	≤35%
BUILDING HEIGHT (MAX.)	35'	≤35'	≤35'

*AS DETERMINED BY MDCPS AT THE TIME OF BUILDING PERMIT.



RIGHT-OF-WAY SECTION SCALE: 1/4" = 1'-0"

OWNER INFORMATION

PIERRE VIGER & PATRICE GILBERT
 415 ETHAN ALLEN AVENUE
 TAKOMA PARK, MD 20912

STAGING SEQUENCE/DEVELOPMENT PROGRAM

1. INSTALL SEDIMENT CONTROL AND TREE PROTECTION MEASURES.
2. PHASE 1: INSTALL DRIVEWAY
3. PHASE 2: CONSTRUCT LOT 102

SITE YIELD CALCULATIONS

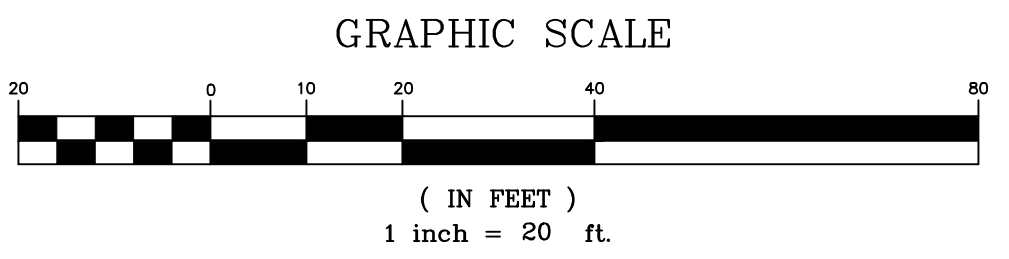
THEORETICAL YIELD: 64,709 SF (1.48 AC.) / 6,000SF = 10 LOTS ALLOWABLE
 PROPOSED YIELD: 2 LOTS TOTAL

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION RELATING TO THE BOUNDARY FOR THE SUBJECT PROPERTY INCLUDED IN THIS PRELIMINARY PLAN IS CORRECT. THAT IT IS THE RESULT OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE LAWS REGULATING LAND SURVEYING IN THE STATE OF MARYLAND.

NOVEMBER 6, 2020
 DATE

Stephen W. Wentholt
 MERIDIAN SURVEYS, INC.
 STEPHEN WENTHOLT
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 10767



NOTE:
 EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD LOCATED.

CONCEPTUAL LIMITS OF DISTURBANCE:
 LOD = 12,736 SF

LIST OF DRAWINGS

SHEET #	DESCRIPTION
L-1.1	ADMINISTRATIVE SUBDIVISION PLAN
L-1.2	ADMINISTRATIVE SUBDIVISION PLAN - APPROVAL SHEET

ADMINISTRATIVE SUBDIVISION PLAN NO. 620200070

PROJECT
 VIGERS ADDITION
 LOT 10 & PART OF LOT 11
 GILBERTS ADDITION TO TAKOMA PARK
 PROPOSED LOTS 101&102, BLOCK 24

PREPARED FOR
 PIERRE VIGER & PATRICE GILBERT
 415 ETHAN ALLEN AVENUE
 TAKOMA PARK, MD 20912
 PIERRE@US.NET

NORTON LAND DESIGN
 LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
 17830 NEW HAMPSHIRE AVENUE, SUITE 101 ASHTON, MD 20861
 P.240.342.2329 F.240.342.2632 WWW.NORTONLANDDESIGN.COM

REVISIONS

WATER CLASS 1-P **WATERSHED** SLIGO CREEK **FEMA FLOODPLAIN MAP PANEL #** 24031C0460D

TAX MAP JN561 **200 SHEET** 208NE01 **DCR MAP PAGE** 40 **GRID** B-7

SCALE 1"=20' **DATE** NOVEMBER 2014 **PROJ. NO.** 14-003 **SHEET NO.** L-1.1



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

November 23, 2020

Ms. Grace Bogdan, Planner Coordinator
Down-County Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 13th Floor
Wheaton, MD 20902

RE: Administrative Plan No. 620200070
Viger's Addition

Dear Ms. Bogdan,

We have completed our review of the Administrative Plan uploaded to eplans on November 6, 2020. A previous plan was reviewed by the Development Review Committee at its July 21, 2020 meeting. We recommend approval for the plan based 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.

Significant Plan Review Comment

1. Ethan Allen Avenue (MD 410) is classified as an Arterial Road (A-20) with 2 travel lanes. Per the Takoma Park Master Plan, the minimum right-of-way (ROW) for this road is 50-foot. The existing right-of-way on Ethan Allen Avenue (MD 410) per plat #22591 is 40-foot. Thus, the applicant will dedicate the additional right-of-way along their street frontage to conform with the master plan.

We recommend the certified preliminary plan show the following proposed street frontage improvements:

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Ms. Grace Bogdan
Administrative Plan No. 620200070
November 23, 2020
Page 2

- 6-foot tree panel in the ROW.
- 5-foot sidewalk in the ROW.

MDSHA to provide final approval on frontage improvements.

2. We defer to MDSHA for sight distance acceptance for proposed access.
3. The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan. We defer to Maryland State Highway (MDSHA) for any improvements along Ethan Allen Avenue (MD 410).
4. Provide a 10 foot wide Public Utility Easement along the street frontage.
5. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

Thank you for the opportunity to review this Administrative Subdivision plan. If you have any questions or comments regarding this letter, please contact myself for this project at brenda.pardo@montgomerycountymd.gov or (240) 777-7170.

Sincerely,

Brenda M. Pardo

Brenda M. Pardo, Engineer III
Development Review Team
Office of Transportation Policy

SharePoint\Transportation\Director's Office\Development Review\Brenda\Administrative Subdivision\AS620200070 Viger's Addition\Letter\620200070-Viger's Addition-DOT Administrative Subdivision Letter_11.23.20

cc: Letters notebook

cc-e: Michael Norton Norton Land Design
Sam Farhadi MCDPS RWPR
Rebecca Torma MCDOT OTP



**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 05-Dec-20
TO: Michael Norton
Norton Land Design, LLC
FROM: Marie LaBaw
RE: Viger's Addition
620200070

PLAN APPROVED

1. Review based only upon information contained on the plan submitted 12-Nov-20. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



LEGEND

- PROPERTY BOUNDARY
- SURVEY TOPO
- MNCPFC TOPO
- LIMITS OF SURVEY
- EX. CONTOUR
- PROP. HOUSE
- - - BUILDING RESTRICTION LINE (BRL)

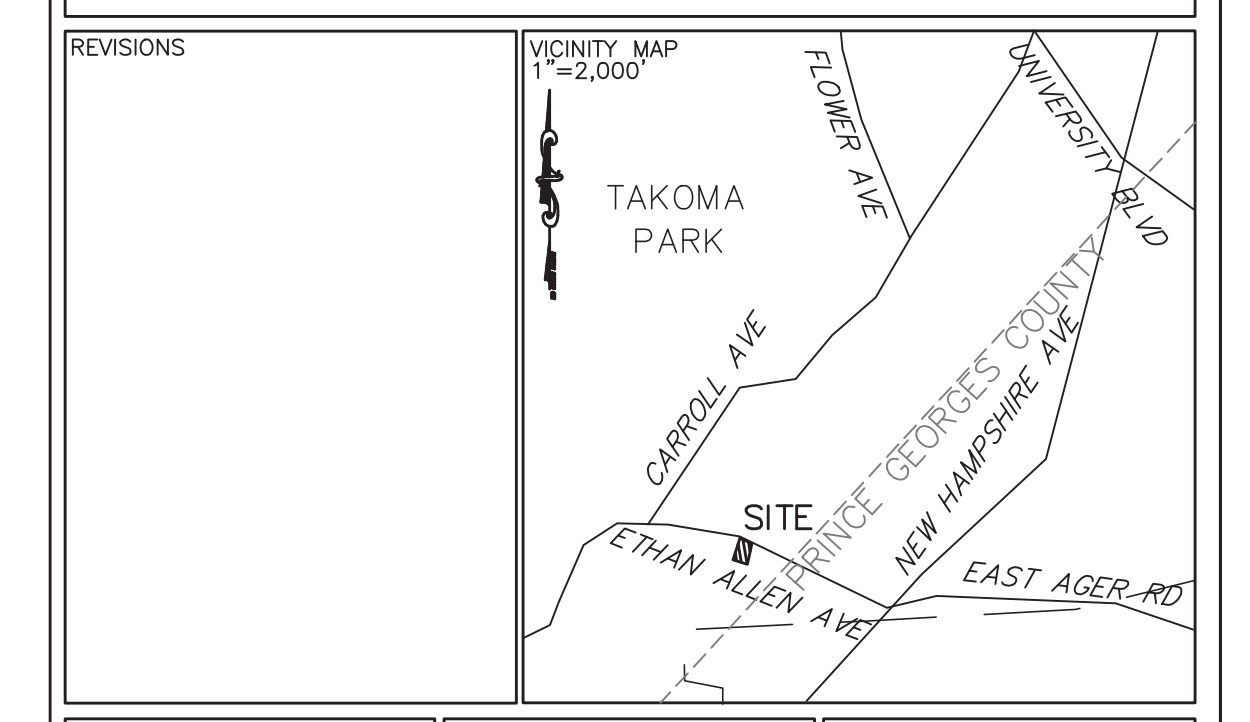
FIRE CODE ENFORCEMENT
 Fire Department Access Review
 Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.
 BY: SML* P# 43 DATE: 12/5/2020



I HEREBY CERTIFY THAT THESE DOCUMENTS ARE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20861, EXPIRATION DATE: 19 JULY 2021.

TITLE	FIRE ACCESS PLAN
PROJECT	VIGERS ADDITION LOT 10 & PART OF LOT 11 GILBERTS ADDITION TO TAKOMA PARK PROPOSED LOTS 101&102, BLOCK 24
PREPARED FOR	PIERRE VIGER & PATRICE GILBERT 415 ETHAN ALLEN AVENUE TAKOMA PARK, MD 20912

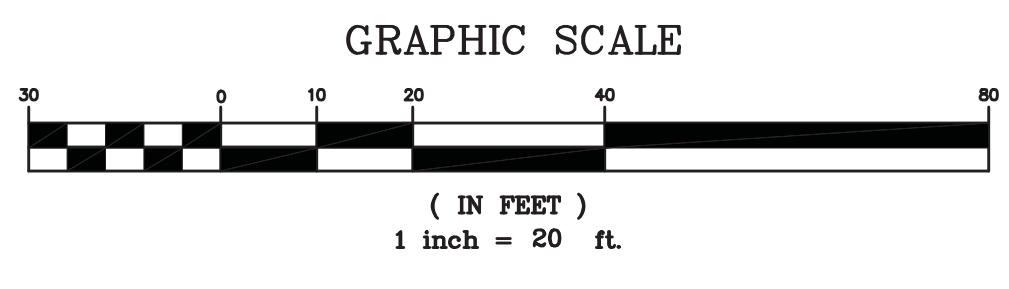
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WATER CLASS	1-P	WATERSHED	SLIGO CREEK	FEMA FLOODPLAIN	MAP PANEL #
TRIBUTARY	UNNAMED				24031C0460D
TAX MAP	JN561	200 SHEET	20BNE01	ADC MAP PAGE	40 GRID B-7
SCALE	1"=20'	DATE	MARCH, 2020	PROJ. NO.	14-003
				SHEET NO.	FDA-1

GENERAL NOTES – FIRE ACCESS

- PROPERTY WILL BE SERVED BY PUBLIC WATER CONNECTION.
- NEAREST HYDRANT IS 150' WEST OF THE PROPOSED DRIVEWAY ALONG THE NORTH SIDE OF ETHAN ALLEN AVE. MEETING THE 1 MILE RADIUS REQUIREMENT.
- THE BUILDING RESTRICTION LINES FOR LOT 102 ARE NOT 15', THEREFORE, NO WINDOW (INCLUDING FALSE DORMERS) CAN BE HIGHER THAN 27' TO THE SILL.
- ETHAN ALLEN AVE. MEETS THE 20' WIDE ACCESS STANDARD.
- PROPOSED DRIVEWAY IS AN INDIVIDUAL DRIVEWAY.
- THERE IS AN INTERSECTION 400' WEST OF PROPOSED DRIVEWAY AT HWY 410 ETHAN ALLEN AVE. AND JACKSON AVE.





APPROVED - 420151520
Caroline Latimer (Caroline.Latimer@montgomeryplanning.org)
02/06/19

SOIL TABLE

Table with 7 columns: SOILS, ERODIBLE, HYDRIC, CONTAINS 15-25% SLOPES, CONTAINS > 25% SLOPES, CAPABILITY SUBCLASS SYMBOL, PRIME AGRICULTURAL SOIL. Rows include CBB CHILLUM-URBAN LAND COMPLEX and MFF MANOR BRINKLOW COMPLEX.

SITE NARRATIVE AND FOREST SUMMARY

INTRODUCTION: Norton Land Design completed a Natural Resource Inventory & Forest Stand Delineation for the project known as the Viger's Addition, Takoma Park, Montgomery County, MD in October, 2018. The delineation was conducted using the guidelines set forth in the MDCNR State Forest Conservation Technical Manual and MNCPPC Trees, Approved Technical Manual.



FOREST STAND #1
37,139 SF / 0.85 AC
DOMINATED BY: CHESTNUT OAK
CANOPY INCLUDES:
WHITE OAK, BEECH, CHESTNUT OAK,
YELLOW POPLAR

Significant/Specimen Tree Summary 24" +. Table with columns: Tree #, Species (Scientific Name), Species (Common Name), D.B.H. (inches), Tree Condition, Comments. Lists various tree species and their conditions.

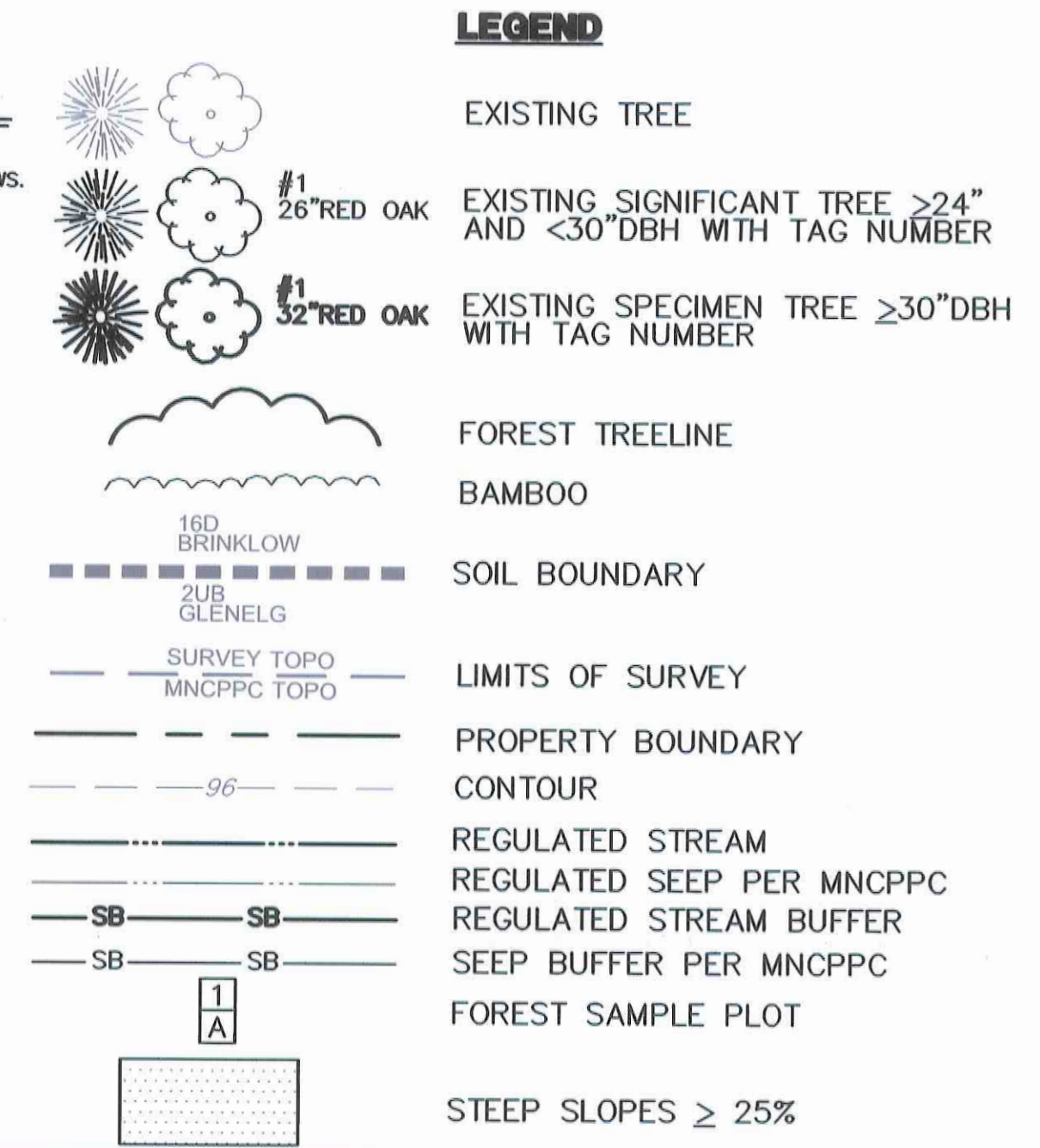
- GENERAL NRI/FSD NOTES: 1. THIS PROPERTY IS ZONED R-60. 2. THE TOTAL TRACT AREA IS 1.49 ACRES. 3. SITE FIELD WORK WAS PERFORMED ON OCTOBER 2018 BY MICHAEL NORTON, NORTON LAND DESIGN LLC. 4. THIS SITE IS WITHIN THE SLIGO CREEK, USE I-P. 5. THIS PROPERTY IS NOT WITHIN AN SPA OR PMA. 6. THERE ARE NO WETLANDS OR WETLAND BUFFERS ON OR WITHIN 100' OF THE PROPERTY OBSERVED. 7. THERE ARE NOT STREAMS AND STREAM BUFFERS ON AND WITHIN 100' OF THE PROPERTY OBSERVED. 8. THERE IS FLOODPLAIN ASSOCIATED WITH THE PROPERTY ACCORDING TO THE FEMA ONLINE FIRMETTE MAP #24031C 04600 AND MNCPPC ULTIMATE LAND USE.

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.
2/6/2019
MICHAEL A. NORTON
WORK / COMAR 08.19.06.01
QUALIFIED PROFESSIONAL

NRI/FSD TABULATION TABLE

Table with 2 columns: ACREAGE OF TRACT, ACREAGE OF EX. FOREST, ACREAGE OF EXISTING WETLANDS, ACREAGE OF FORESTED WETLANDS, ACREAGE OF WETLAND BUFFERS, ACREAGE OF STREAM BUFFERS, ACREAGE OF FORESTED STREAM BUFFER, ACREAGE OF 100 YEAR FLOODPLAIN, LINEAR EXTENT OF STREAMS, AVERAGE WIDTH OF STREAM BUFFER.



M-NCPPC# 420151520

Project information box including: TITLE (NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION), PROJECT (VIGERS ADDITION LOT 10 & PART OF LOT 11), PREPARED FOR (PIERRE VIGER & PATRICE GILBERT), NORTON LAND DESIGN logo, REVISIONS, LOCATION MAP, WATER CLASS, TRIBUTARY, TAX MAP, SCALE, DATE, PROJ. NO., SHEET NO.

LEGEND

- 15" MAPLE EXISTING TREE <24" DBH
- #100 19" ELM EXISTING TREE ≥7.5" AND <23.9" DBH WITH A RIBBON AND CRITICAL ROOT ZONE (WHERE APPLICABLE)
- #24" RED OAK EXISTING SIGNIFICANT TREE ≥24" AND <30" DBH WITH A TAG AND CRITICAL ROOT ZONE (WHERE APPLICABLE)
- #1 30" RED OAK EXISTING SPECIMEN TREE ≥30" DBH WITH A TAG AND CRITICAL ROOT ZONE (WHERE APPLICABLE)
- TREE TO BE REMOVED
- SOIL BOUNDARY
- LIMITS OF SURVEY
- PROPERTY BOUNDARY
- FOREST CANOPY
- BAMBOO
- REGULATED SEEP PER MNCPPC
- REGULATED SEEP BUFFER PER MNCPPC
- SEEP BUFFER PER MNCPPC
- PROPOSED LIMITS OF DISTURBANCE
- NON-FOREST SAMPLE PLOT
- TREE PROTECTION FENCE (TEMPORARY)
- TREE PROTECTION FENCE (TEMPORARY)
- TEMPORARY TREE PROTECTION SIGNAGE (APPROX. 50' O.C.)
- SUPER SILT FENCE
- CATEGORY 1 CONSERVATION EASEMENT FOREST PRESERVATION AREA
- FOREST CLEARING
- PERMANENT CONSERVATION EASEMENT SIGNAGE
- STEEP SLOPES

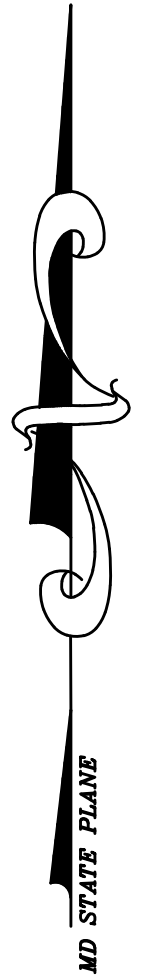
GENERAL NOTES

1. NO CLEARING IS TO TAKE PLACE OUTSIDE OF THE LIMITS OF DISTURBANCE.
2. A COPY OF THE APPROVED TREE PROTECTION PLAN IS TO BE MAINTAINED ONSITE THROUGHOUT CONSTRUCTION.

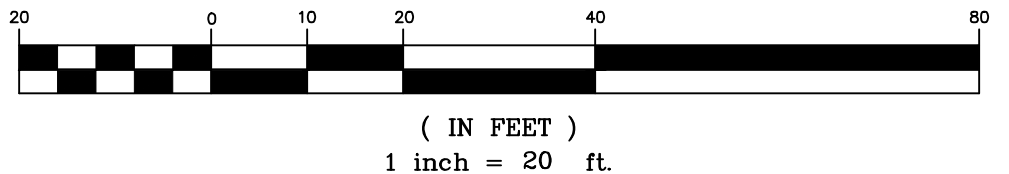
CONCEPTUAL LIMITS OF DISTURBANCE:
LOD= 12,736 SF

GENERAL FCP NOTES:

- ROOT PRUNE TRENCH IS NOT TO IMPACT UTILITIES.
- THE EXTENT OF ROOT PRUNING IS TO BE DETERMINED AT THE PRECONSTRUCTION MEETING.
- NO CLEARING IS TO TAKE PLACE OUTSIDE OF THE LIMITS OF DISTURBANCE.
- AREAS SHOWN TO BE CLEARED OUTSIDE OF THE LIMITS OF DISTURBANCE ARE FOR CALCULATIONS ONLY.



GRAPHIC SCALE



TREE NOTES

- TREES ALONG LOD ARE TO BE MONITORED & MAINTAINED (BY APPLICANTS ARBORIST) DURING CONSTRUCTION AND FOR A PERIOD OF 3 YEARS AFTER CONSTRUCTION IS COMPLETE (DEFINED AS AUTHORIZED REMOVAL OF TEMPORARY TREE PROTECTION FENCE). IF TREE BECOMES HAZARDOUS, IT MAY BE REMOVED AT THE EXPENSE OF THE APPLICANT/BUILDER ONLY WITH PERMISSION AND PERMIT BY TAKOMA PARK. WORK PERFORMED IN ROOT ZONE OF TREES CALLS FOR REMEDIATION OF THE DAMAGED ROOTS TO BE PERFORMED BY A LICENSED TREE EXPERT.
- ROOTS ARE TO BE PROPERLY PRUNED AT THE POINT OF CONSTRUCTION DAMAGE.
 - MYCORRHIZAE TREATMENT IS TO BE APPLIED TO THE DAMAGED ROOTS.
 - VERTICAL MULCHING IS TO BE APPLIED TO THE UNAFFECTED ROOT AREA EXCEPT IN WOODS.
 - WATERING OF ROOT ZONE IN RESPONSE TO SIGNS OF DROUGHT STRESS.
 - DEADWOOD PRUNING OF LIMB DIEBACK

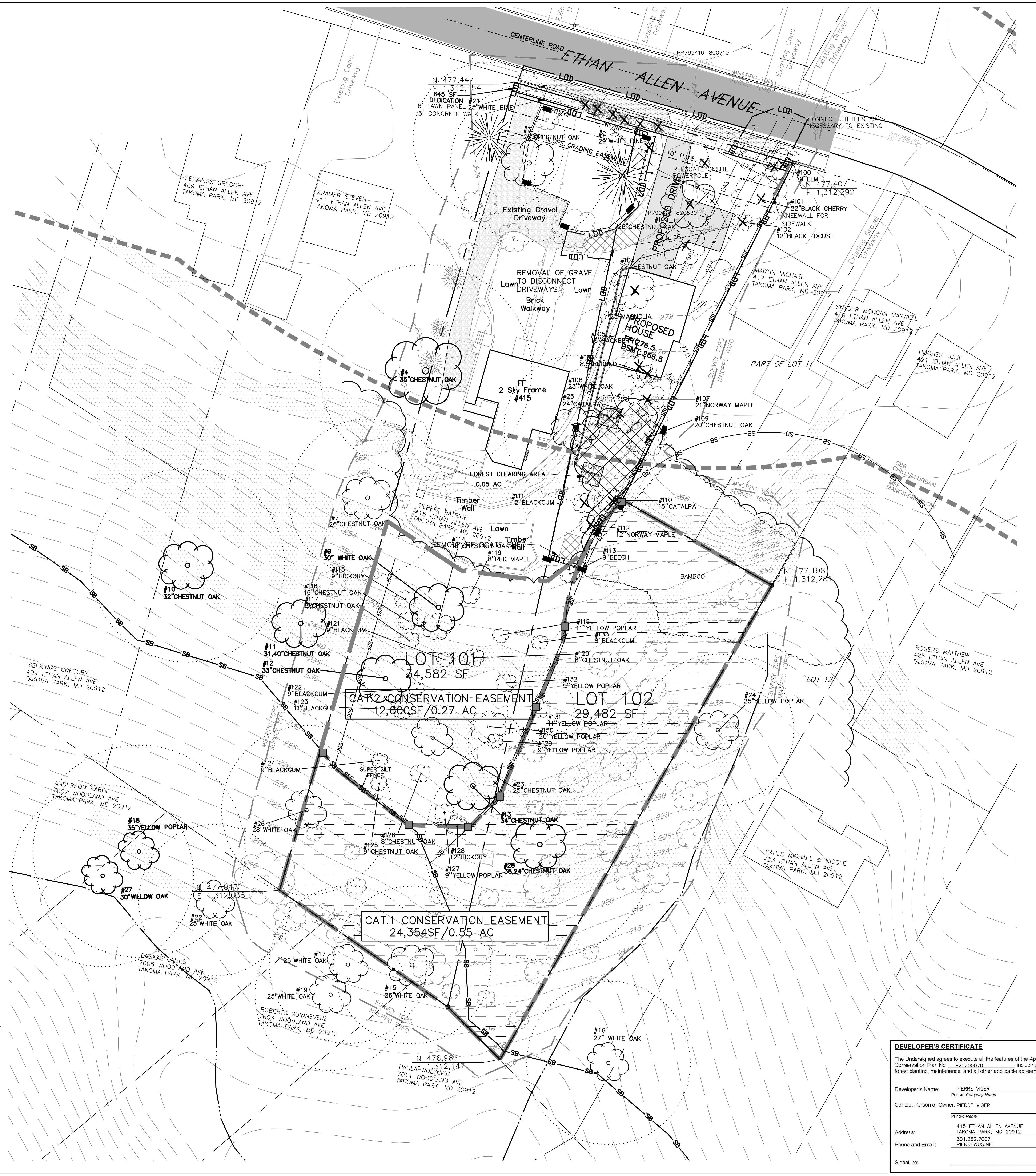
CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

11.05.2020
DATE
MICHAEL A. NORTON
MONTGOMERY COUNTY REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
QUALIFIED PROFESSIONAL

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/TICS 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

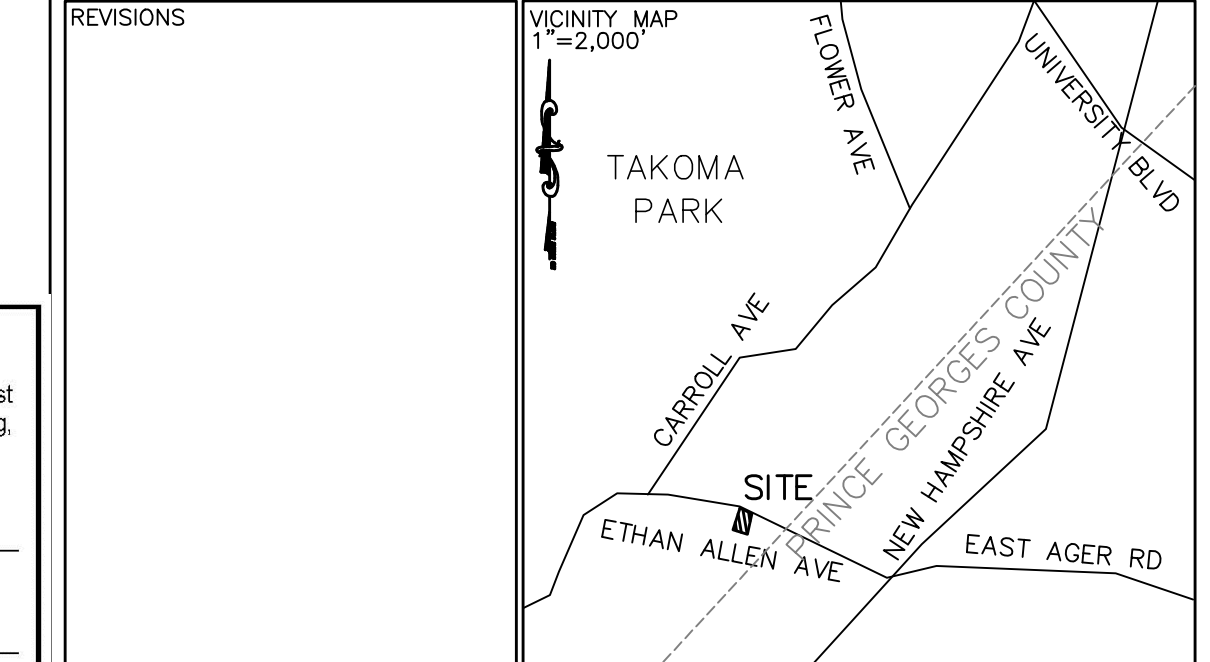


TITLE
**TREE PROTECTION PLAN/
PRELIMINARY FOREST CONSERVATION PLAN**

PROJECT
VIGERS ADDITION
LOT 10 & PART OF LOT 11
GILBERTS ADDITION TO TAKOMA PARK
PROPOSED LOTS 101&102, BLOCK 24

PREPARED FOR
PIERRE VIGER & PATRICE GILBERT
415 ETHAN ALLEN AVENUE
TAKOMA PARK, MD 20912

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
5148 DORSEY HALL DRIVE, 2ND FLOOR ELLICOTT CITY, MD 21042
BALT. 443.642.9199 WWW.NORTONLANDDESIGN.COM

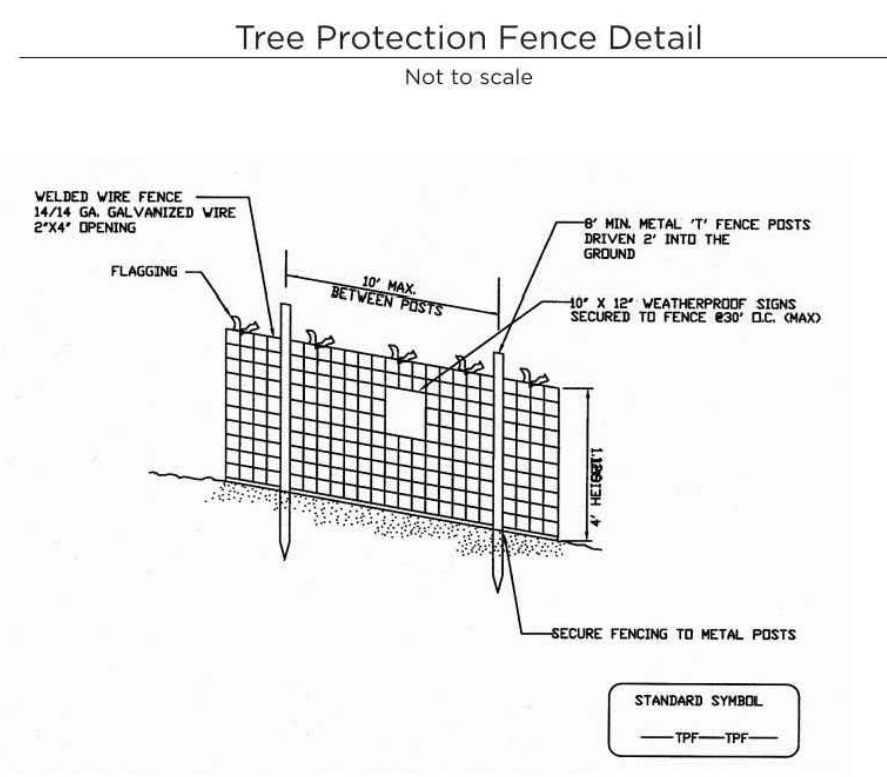


DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 620200070 including financial bonding, forest planting, maintenance, and all other applicable agreements.

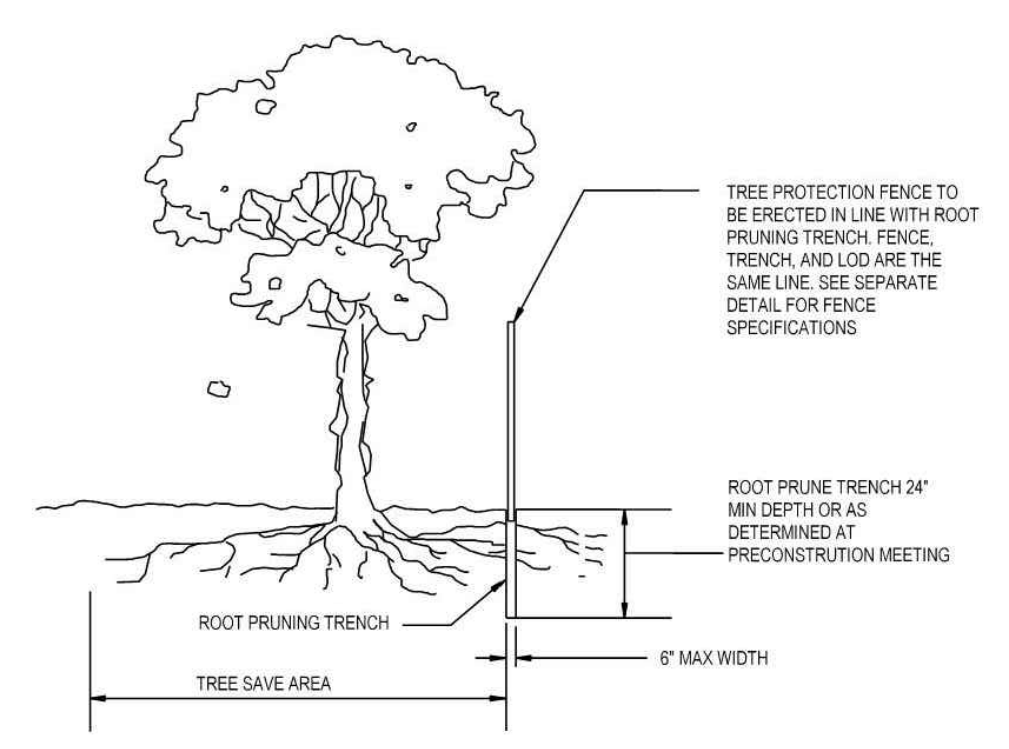
Developer's Name: PIERRE VIGER
Printed Company Name
Contact Person or Owner: PIERRE VIGER
Printed Name
Address: 415 ETHAN ALLEN AVENUE
TAKOMA PARK, MD 20912
Phone and Email: 301.252.7007
PIERRE@BUS.NET
Signature:

WATER CLASS	I	WATERSHED	SLIGO CREEK	FEMA FLOODPLAIN	MAP PANEL #
TRIBUTARY	UNNAMED				24031C0460D
TAX MAP	JN561	200 SHEET	20BNE01	ADC MAP PAGE	40 GRID B-7
SCALE	AS SHOWN	DATE	MARCH 2020	PROJ. NO.	14-003
				SHEET NO.	L-2.1



- NOTES**
- Practice may be combined with sediment control fencing.
 - Location and limits of fencing should be coordinated in field with arborist.
 - Boundaries of protection area should be staked prior to installing protective device.
 - Root damage should be avoided.
 - Protection signage is required.
 - Fencing shall be maintained throughout construction.

Montgomery County Planning Department • M-NCPPC
MontgomeryPlanning.org

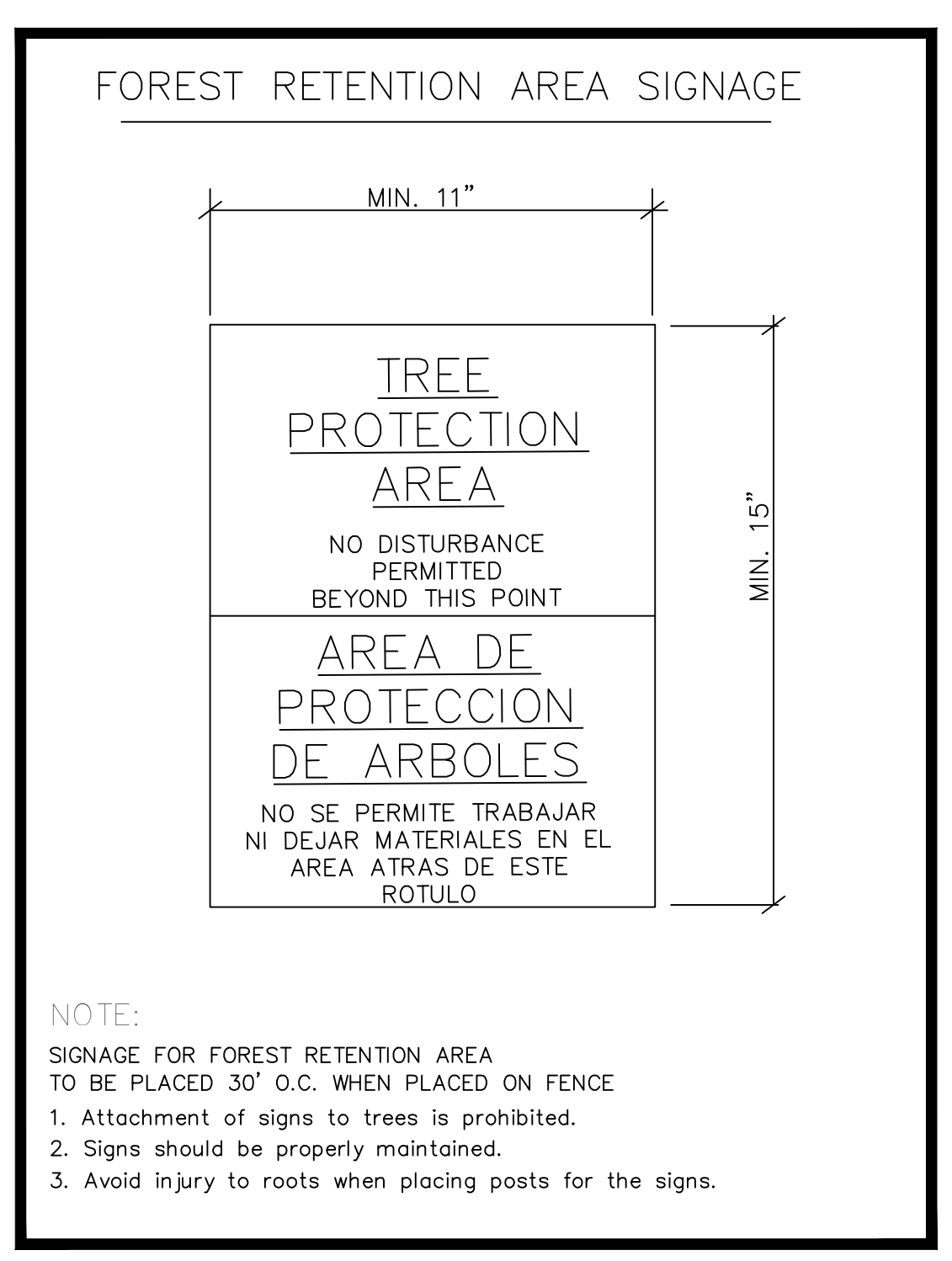


- NOTES**
- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION MEETING.
 - BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRECONSTRUCTION MEETING AND FLAGGED PRIOR TO TRENCHING.
 - EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INSPECTOR.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR.
 - ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
 - ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.

ROOT PRUNING DETAIL NTS

STANDARD TREE SAVE NOTES

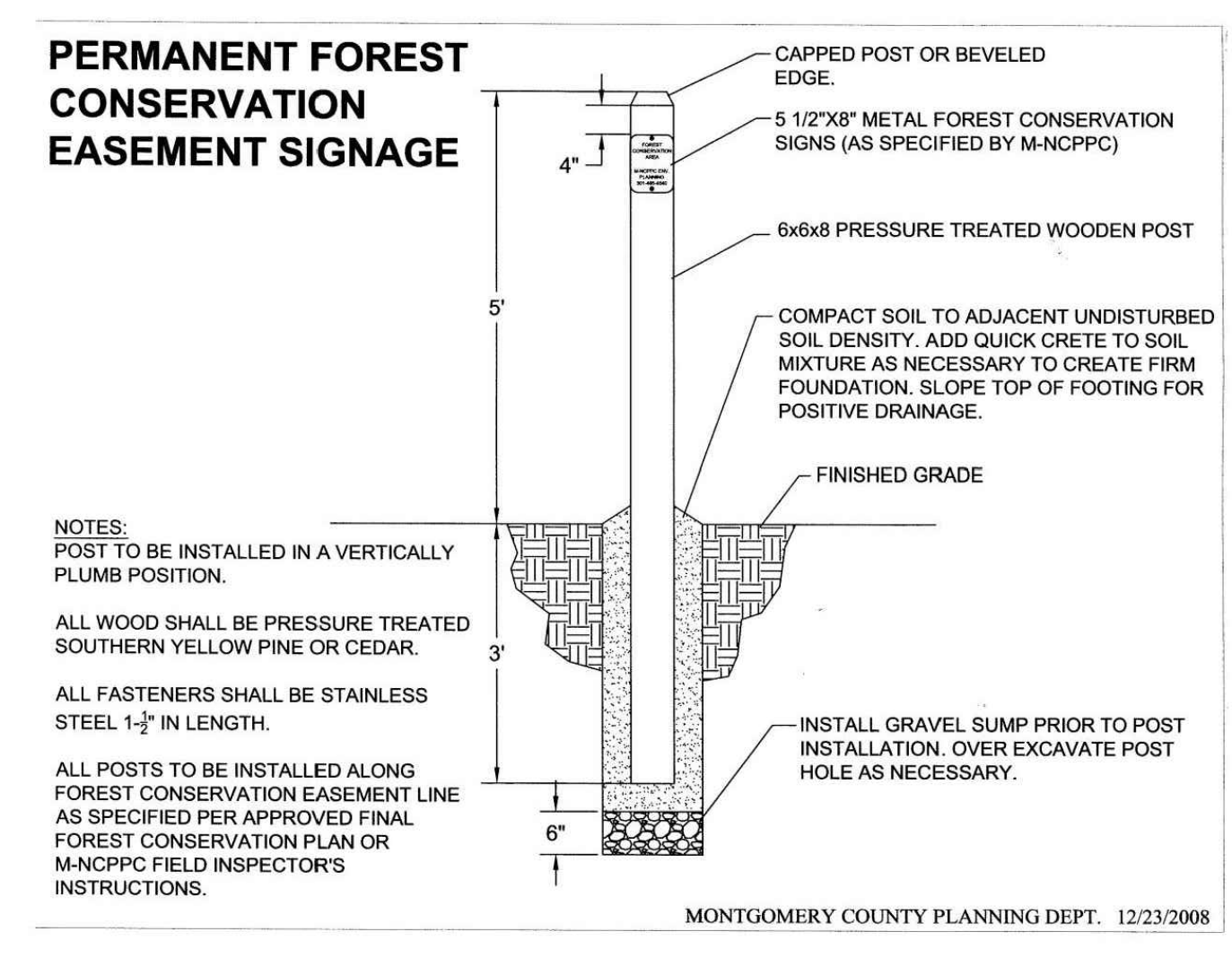
- INSPECTIONS**
All field inspections must be requested by the applicant.
Field inspections must be conducted as follows:
Plans without Planting Requirements
1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin and before release of the building permit.
3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.
Additional Requirements for Plans with Planting Requirements
4. Before the start of any required reforestation and afforestation planting.
5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
6. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.



- NOTE:**
SIGNAGE FOR FOREST RETENTION AREA TO BE PLACED 30' O.C. WHEN PLACED ON FENCE
1. Attachment of signs to trees is prohibited.
2. Signs should be properly maintained.
3. Avoid injury to roots when placing posts for the signs.

Significant/Specimen Tree Summary 24' +										
Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H (inches)	Critical Root Zone (Sq. Ft.)	Critical Root Impacts	Tree Condition	Percent of CRZ Impacted (SF)	Comments	Status	Variance
1	QUERCUS PRINUS	CHESTNUT OAK	28	5542	5542	GOOD	100%		REMOVE	
2	PINUS STROBUS	WHITE PINE	29	5945	3170	GOOD	53%		REMOVE	
3	QUERCUS PRINUS	CHESTNUT OAK	26	4778	0	GOOD	271%	OFFSITE, DIEBACK, DEAD CANOPY BRANCHES	NO IMPACTS	NO
4	QUERCUS PRINUS	CHESTNUT OAK	35	8659	0	GOOD	0%		NO IMPACTS	NO
5	VOID					DEAD		DISEASE	REMOVED	
VOID										
7	QUERCUS PRINUS	CHESTNUT OAK	26	4778	0	GOOD	0%	POOR DIEBACK	NO IMPACTS	
VOID										
9	QUERCUS ALBA	WHITE OAK	30	6362	0	FAIR	0%	SHOWING DECLINE	NO IMPACTS	NO
10	QUERCUS PRINUS	CHESTNUT OAK	32	7238	0	GOOD	0%	OFFSITE	NO IMPACTS	
11	QUERCUS PRINUS	CHESTNUT OAK	31.40	11310	0	DEAD	0%	OFFSITE	DIED SINCE FSD	NO
12	QUERCUS PRINUS	CHESTNUT OAK	33	7698	0	DEAD	0%	DISEASE	DIED SINCE FSD	NO
13	QUERCUS PRINUS	CHESTNUT OAK	34	8171	0	DEAD	0%	DISEASE	DIED SINCE FSD	NO
14	DISEASE REMOVAL									
15	QUERCUS ALBA	WHITE OAK	29	4778	0	GOOD	0%	DAMAGED TRUNK, ROT AT BASE	NO IMPACTS	
16	QUERCUS ALBA	WHITE OAK	27	5153	0	GOOD	0%	OFFSITE	NO IMPACTS	
17	QUERCUS ALBA	WHITE OAK	26	4778	0	GOOD	0%	OFFSITE	NO IMPACTS	
18	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	35	8659	0	GOOD	0%	OFFSITE	NO IMPACTS	NO
19	QUERCUS ALBA	WHITE OAK	25	4418	0	GOOD	0%	OFFSITE	NO IMPACTS	
VOID										
21	PINUS STROBUS	WHITE PINE	25	4418	196	GOOD	4%	OFFSITE	NO IMPACTS	
22	QUERCUS ALBA	WHITE OAK	25	4418	0	GOOD	0%	GOOD	NO IMPACTS	
23	QUERCUS PRINUS	CHESTNUT OAK	25	4418	0	POOR	0%	DISEASE	DIED SINCE FSD	
24	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	25	4418	0	GOOD	0%	OFFSITE	NO IMPACTS	
25	CATALPA SPECIOSA	NORTHERN CATALPA	24	4072	2078	GOOD	51%		REMOVE	
26	QUERCUS ALBA	WHITE OAK	28	5542	498	FAIR	9%	FUNGUS, VINES	IMPACTS ONLY	
27	QUERCUS PHellos	WILLOW OAK	25	4418	0	GOOD	0%	OFFSITE	NO IMPACTS	
28	QUERCUS PRINUS	CHESTNUT OAK	38.24	10207	0	GOOD	0%		NO IMPACTS	NO

Existing Tree Summary 7.5' - 23.9'									
Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H (inches)	Critical Root Zone (Sq. Ft.)	Tree Condition	Comments	Status		
100	ULMUS AMERICANA	AMERICAN ELM	19	2552	GOOD		REMOVE		
101	PRUNUS SERIOTINA	BLACK CHERRY	22	3421	POOR		REMOVE		
102	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	1018	GOOD		REMOVE		
103	QUERCUS PRINUS	CHESTNUT OAK	22	3421	GOOD		REMOVE		
104	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	23	3739	GOOD		REMOVE		
105	CELTIS OCCIDENTALIS	COMMON HACKBERRY	15	1590	GOOD		REMOVE		
106	CERCIS CANADENSIS	EASTERN REDBUD	8.5	611	GOOD		REMOVE		
107	ACER PLATANOIDES	NORWAY MAPLE	21	3117	GOOD		REMOVE		
108	QUERCUS ALBA	WHITE OAK	23	3739	GOOD		REMOVE		
109	QUERCUS PRINUS	CHESTNUT OAK	20	2827	GOOD		REMOVE		
110	CATALPA SPECIOSA	NORTHERN CATALPA	15	1590	GOOD		REMOVE		
111	NYSSA SYLVATICA	BLACKGUM	12	1018	GOOD		REMOVE		
112	ACER PLATANOIDES	NORWAY MAPLE	12	1018	GOOD		REMOVE		
113	FAGUS GRANDIFOLIA	AMERICAN BEECH	9	573	GOOD		IMPACTS ONLY		
114	QUERCUS PRINUS	CHESTNUT OAK	16	1810	GOOD		NO IMPACTS		
115	CARYA TOMENTOSA	MOCKERNUT HICKORY	9	573	GOOD		NO IMPACTS		
116	QUERCUS PRINUS	CHESTNUT OAK	16	1810	DEAD		NO IMPACTS		
117	QUERCUS PRINUS	CHESTNUT OAK	8	452	DEAD		NO IMPACTS		
118	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	11	855	GOOD		NO IMPACTS		
119	ACER RUBRUM	RED MAPLE	8	452	GOOD		NO IMPACTS		
120	QUERCUS PRINUS	CHESTNUT OAK	8	452	GOOD		NO IMPACTS		
121	NYSSA SYLVATICA	BLACKGUM	9	573	GOOD		NO IMPACTS		
122	NYSSA SYLVATICA	BLACKGUM	9	573	GOOD		NO IMPACTS		
123	NYSSA SYLVATICA	BLACKGUM	11	855	GOOD		NO IMPACTS		
124	NYSSA SYLVATICA	BLACKGUM	9	573	GOOD		NO IMPACTS		
125	QUERCUS PRINUS	CHESTNUT OAK	9	573	GOOD		NO IMPACTS		
126	QUERCUS PRINUS	CHESTNUT OAK	8	452	GOOD		NO IMPACTS		
127	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	9	573	GOOD		NO IMPACTS		
128	CARYA TOMENTOSA	MOCKERNUT HICKORY	12	1018	GOOD		NO IMPACTS		
129	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	9	573	GOOD		NO IMPACTS		
130	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	20	2827	GOOD		NO IMPACTS		
131	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	11	855	GOOD		NO IMPACTS		
132	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	9	573	FAIR		NO IMPACTS		
133	QUERCUS PRINUS	CHESTNUT OAK	54	20612	GOOD		NO IMPACTS		



- INSPECTIONS**
All field inspections must be requested by the applicant. Inspections must be conducted as follows:
Tree Save Plans and Forest Conservation Plans without Planting Requirements
1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begins.
3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.
Additional Requirements for Plans with Planting Requirements
4. Before the start of any required reforestation and afforestation planting.
5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
6. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

Sequence of Events for Properties Required to Comply with Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

- The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).
- Pre-Construction**
- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
 - The property owner must arrange for the meeting and following people should participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is to verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
 - Typical tree protection devices include:
 - Chain link fence (four feet high)
 - Super silk fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - Typical stress reduction measures may include, but are not limited to:
 - Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector.
 - Crown Reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration systems
 - A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.
- During Construction**
- Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
 - The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understorey, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.
- Post-Construction**
- After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - Removal, and possible replacement, of dead, dying, or hazardous trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair

- g. Clean up of retention areas, including trash removal
- After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
- Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

- g. Clean up of retention areas, including trash removal
- After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
- Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

FOREST CONSERVATION WORKSHEET					
415 ETHAN ALLEN AVENUE					
5-Aug-02					
NET TRACT AREA:					
A. Total tract area ...	1.48				
B. Land dedication areas (parks, county facility, etc.) ...	0.00				
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00				
D. Area to remain in commercial agricultural production/use ...	0.00				
E. Other deductions (specify) ...	0.00				
F. Net Tract Area	1.48				
LAND USE CATEGORY: (from <i>Trees Technical Manual</i>)					
Input the number "1" under the appropriate land use, limit to only one entry.					
ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0
G. Afforestation Threshold ...	15%	x F =	0.22		
H. Conservation Threshold ...	20%	x F =	0.30		
EXISTING FOREST COVER:					
I. Existing forest cover			0.87		
J. Area of forest above afforestation threshold			0.65		
K. Area of forest above conservation threshold			0.57		
BREAK EVEN POINT:					
L. Forest retention above threshold with no mitigation			0.41		
M. Clearing permitted without mitigation			0.46		
PROPOSED FOREST CLEARING:					
N. Total area of forest to be cleared			0.05		
O. Total area of forest to be retained			0.82		
PLANTING REQUIREMENTS:					
P. Reforestation for clearing above conservation threshold			0.01		
Q. Reforestation for clearing below conservation threshold			0.00		
R. Credit for retention above conservation threshold			0.52		
S. Total reforestation required			0.00		
T. Total afforestation required			0.00		
U. Credit for landscaping (may not exceed 20% of "S")			0.00		
V. Total reforestation and afforestation required			0.00		

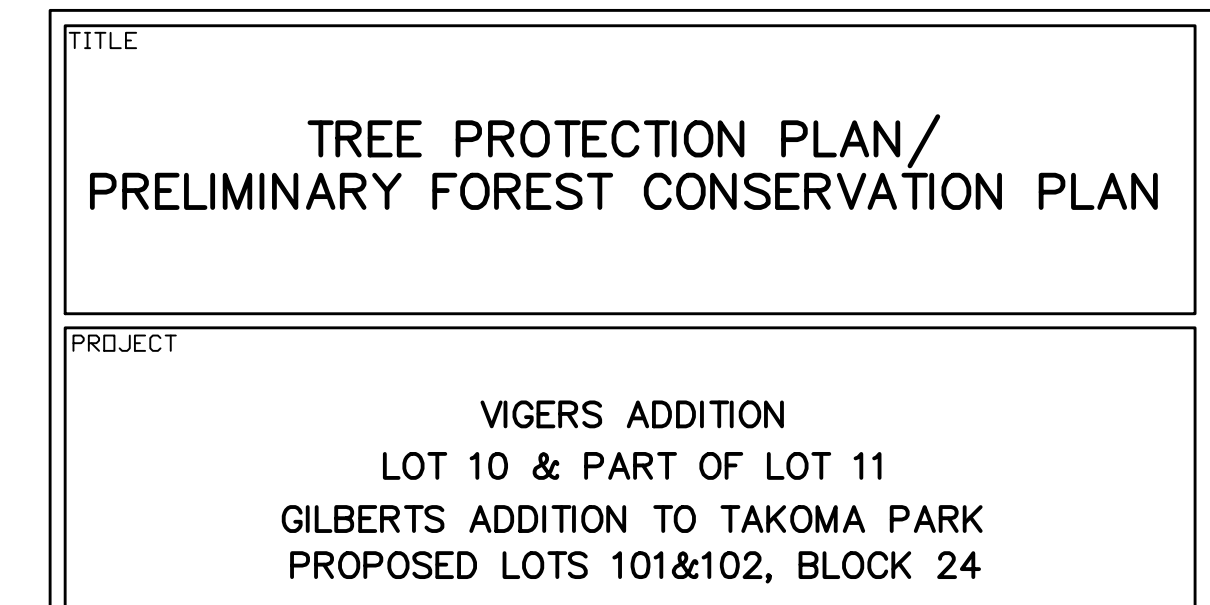
SITE TABULATIONS:

ACREAGE OF TRACT:	1.48
ACREAGE OF TRACT REMAINING IN AGRICULTURE:	0
ACREAGE OF ROAD AND UTILITY R/W WHICH WILL NOT BE IMPROVED AS PART OF DEV. APPLICATION:	0
ACREAGE OF EX. FOREST:	0.87
ACREAGE OF TOTAL FOREST RETENTION:	0.82
ACREAGE OF TOTAL FOREST CLEARED:	0.05
LAND USE CATEGORY:	HDR
AFFORESTATION THRESHOLD	0.22
CONSERVATION THRESHOLD	0.30
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN WETLANDS	0.00/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN 100-YEAR FLOODPLAIN	0.00/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN STREAM BUFFERS	0.55/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITH PRIORITY AREAS	0.55/0.00/0.00
LINEAR EXTENT & AVERAGE WIDTH OF STREAM BUFFER	112'

CERTIFICATION OF QUALIFIED PROFESSIONAL

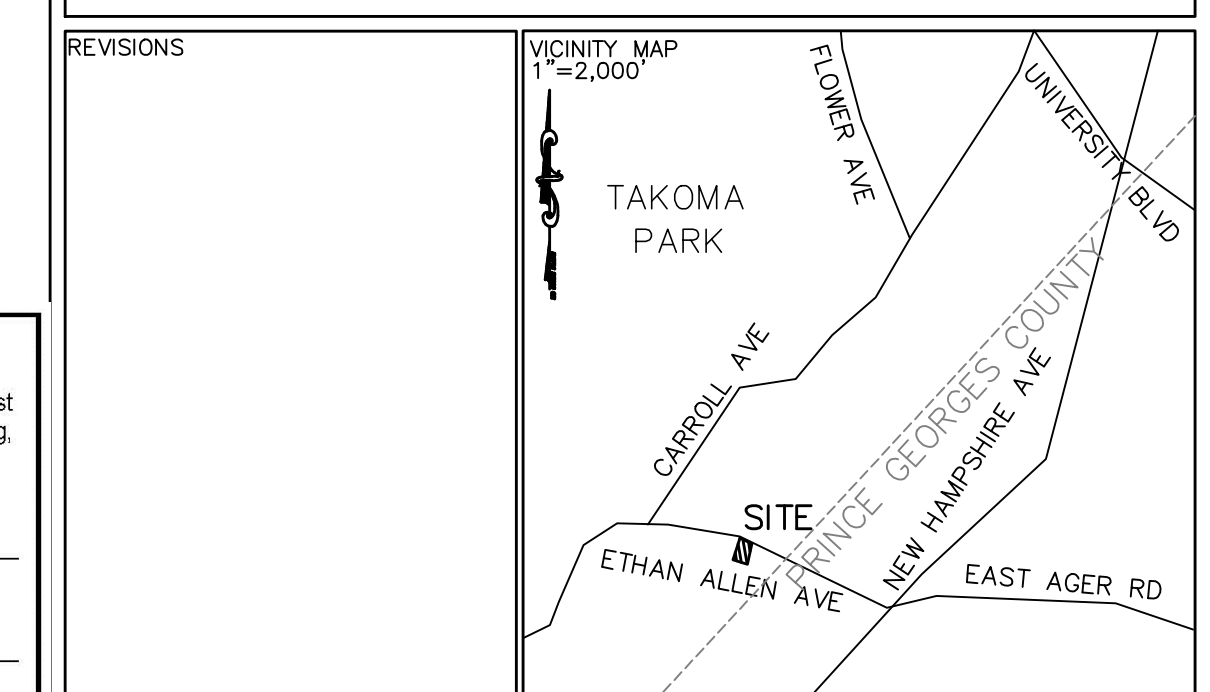
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNC&PC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

11.05.2020
DATE
MICHAEL A. NORTON
MONTGOMERY COUNTY REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
COMAR 08.19.06.01
QUALIFIED PROFESSIONAL



PREPARED FOR
PIERRE VIGER & PATRICE GILBERT
415 ETHAN ALLEN AVENUE
TAKOMA PARK, MD 20912

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
5148 DORSEY HALL DRIVE, 2ND FLOOR ELLICOTT CITY, MD 21042
BALT. 443.542.9199 WWW.NORTONLANDDESIGN.COM



DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 620200070 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: PIERRE VIGER
Contact Person or Owner: PIERRE VIGER

Address: 415 ETHAN ALLEN AVENUE TAKOMA PARK, MD 20912
Phone and Email: 301.252.7007 PIERRE@US.NET

Signature: _____

WATER CLASS	I	WATERSHED	SLIGO CREEK	FEMA FLOODPLAIN	MAP PANEL
TRIBUTARY	UNNAMED				24031C0460D
TAX MAP	JN561	200 SHEET	20BNE01	ADC MAP	40 GRID B-7
SCALE	AS SHOWN	DATE	MARCH 2020	PROJ. NO.	14-003
				SHEET NO.	L-2.2

From: [hazel.vernon](#)
To: [Bogdan, Grace](#)
Subject: 620200070
Date: Wednesday, July 15, 2020 12:47:26 PM

Dear Ms. Bogdan,

My name is Hazel Vernon and I'm 13 years old, we live on Woodland Avenue and our backyard also backs into the forest. I understand that a neighbor on Ethan Allen Ave is planning to build another house in his backyard, "Viger's Addition". This would be acceptable if the forest was not there. However, that is not the case so in order to be building the house he would be knocking down trees and destroying the habitat of so many animals that live in our forest. Not to mention that this would also be blocking the path through the forest that many people use.

The trees being knocked down is what I am most concerned about, it is a huge problem in this world about trees being knocked down for numerous houses. Not to mention that this would be annoying to the people around him like his neighbors because suddenly all the houses are very close together. If you put the house down there, then people will follow suit and soon the entire forest will be destroyed. The forest means so much to me and as long as I've lived here I have grown up with it and have loved it very much. Me and my brother have played in the forest for years and I've enjoyed seeing the wildlife in our backyard that's what makes our home special, the forest. We have seen all sorts of animals from foxes to deers, and I've walked through it numerous times to get to Forest Park. It was also a way to get to my friend's houses that live with at the forest connecting us.

So please just don't cut down the forest to put your house there because it'll affect so many people and ruin many lives.

Sincerely, Hazel Vernon

From: [David Vernon](#)
To: [Bogdan, Grace](#)
Subject: #620200070
Date: Sunday, July 12, 2020 9:57:24 AM

Dear Ms Bogdan

I live at 7017 Woodland ave, Takoma Park and I understand that you are responsible for the planning permission application number #620200070.

Our lot backs into the woods that we share with our neighbors and community who access through Forest Park.

I am very disturbed by the thought of this natural area being eroded by the building of a large house far back from the road and the impact it will have on this remaining natural space, and the precedent it will set for others to do the same. There is space to build a new house between the street and current house and I believe that this should be the only option considered.

Please register my disapproval of this application.

Many thanks

Dave Vernon

Sent from my iPhone

From: [Joan Clement](#)
To: [Bogdan, Grace](#)
Subject: "Vigers Addition" at 415 Ethan Allen Ave.
Date: Tuesday, July 14, 2020 9:22:08 AM

July 14, 2020

Grace Bogdon
Montgomery County Planning Department

Re: "Vigers Addition" application for "2 Proposed Single-Family Lots" requested at 415 Ethan Allen Ave.

Dear Ms. Bogdon (and copied officials):

I'm writing regarding the "Vigers Addition" application for "2 Proposed Single-Family Lots" requested at 415 Ethan Allen Ave.

This property backs up on a five acre privately owned wooded area with various names over the years – Takoma Woods, Forest Park Woods, Woodland Woods. For the purposes of this letter, I'll refer to it as the Woods. I'm writing as a homeowner whose lot backs up on the Woods. I am not a current resident of this home and visit the Woods from my Carroll Ave home frequently. **I have known these Woods for the past 30 years.**

The Woods has for many decades been held "in commons" for anyone to access through the path in the back of Forest Park. This winter, several homeowners, including the applicant for this application, attended meetings about how to preserve the Woods through a conservation easement. This is still under active consideration, and **those present all agreed that continuing to provide access to the general public through the path starting at the back of Forest Park was a high priority.**

These Woods should be preserved for the common good. I ask the City and County to help this group of homeowners to do just that, starting by either rejecting this application outright, or by agreeing to hold a public hearing for the issues of concern to be given full consideration.

This project is a clear violation of the common good, which the homeowner in question has a legal right to request. We all sometimes make choices out of personal interest, so I have no issue with this homeowner making that choice. **What's in question now, is whether the City and the County agree with that choice, i.e. for the homeowner's personal interest to take precedence over the common good.**

The homeowner built his original house farther back into the Woods than the adjoining homeowners. **This homeowner could in fact build a second house between the existing house and Ethan Allen Ave.** That choice would meet his or her need for a second home, while also preserving the common good. While this might not be the homeowner's ideal solution, **I ask the City and**

County to work with the homeowner to develop and approve an alternative plan for building a second house on this property, so that the needs of the homeowner, the general public and the Woods are met in the best way possible for all concerned.

Some interesting history on the Woods:

- Early in the last century two Elm Ave neighbors fought over the question of whether or not to put a swimming pool into the Woods. This effort failed.
- In years past, the City of Takoma Park looked into the idea of extending the current path to near the intersection of Woodland Ave and Ethan Allen. Currently the path ends, and the only access is through Forest Park. This effort did not move forward.
- A number of years ago, a similar project was approved further down Ethan Allen Ave, closer to Forest Park. The Woods are significantly wider at that end, and that project didn't extend deeply into the Woods as this current building project would.

The timing of this current proposal taking into consideration the larger issues of our times:

- This is a time of pandemic when people of all ages need to be outside in nature more than ever. Being in nature is different than being in one's human managed yard. Nature provides healing which people need now more than ever.
- This is a time when biodiversity loss is at such a scale that it is being called the Sixth Mass Extinction.
- Forests contribute to climate resilience in a time when cooling the planet is the most important work at hand. Forests near cities provide important cooling to offset the heat sink effect of so many impervious surfaces.

Considering the long history of successful attempts to preserve the Woods and the issues we are facing in these times of uncertainty; this project requires full review before approval. It is clearly the wrong project at the wrong time.

Thank you for considering my comments.

Joan Petersen Clement

301-775-5368

joan@chears.org

7124 Carroll Ave. Apt 4 (current residence)

Takoma Park, MD 20912

506 Elm Ave. (homeowner and legal address)

Takoma Park, MD 20912

Cc: Montgomery County Executive, Marc Elrich
 Montgomery County Council Members
 Takoma Park Mayor, Kate Stewart
 Takoma Park City Manager, Suzanne Ludlow

Takoma Park City Council Members

--

Joan P. Clement
joan@chears.org
301-775-5368

*"The vaccine for racism is justice,
the cure is equality,
and the prevention is love."*

- Steven Charleston, a Choctaw elder
and an Episcopal bishop in Alaska

July 11, 2020

Ms. Grace Bogdan
Montgomery Planning Department
8787 Georgia Ave
Silver Spring, MD 20910

RE: Project # 620200070 at 415 Ethan Allen Road/Conservation Easement.

Dear Ms. Bogdan,

I am writing to offer additional comments on the proposed conservation easement around the proposed house on the subdivision. It is my expectation that this easement is being offered as mitigation for the significant tree loss and gap in the closed forest canopy that would be caused by this new house. I very much hope you do not accept this as mitigation.

My position is formed by our and neighbors' own efforts to put easements on the entire wooded portions of our own lots, either as a forest bank or simply for the conservation value. We are still working on that effort. Over the many months late 2019, we have been talking to and seeking feedback from county staff on draft easement language that matched up closely with your Category 1 easement template (but had a few adjustments to reflect the specifics of these woods like the current presence of an informal trail through them).

Briefly, if our lands – with no house nearby – aren't valuable enough to the county for a forest bank or as simply easements, then I very much hope you would hold this project to the same standard and not accept the easement as proposed mitigation for forest and tree impacts.

To provide more detail, we had been talking by email with Katherine Nelson of your agency as well as The Alliance for the Bay about the easement language, getting forest surveys done and protecting as many properties across the ~5 acres of woods as we could. We were told (by email, on December 6th) that it "looks like a great forest and worthy of protection." And had been developing a plan to phase in the multiple easements across properties and set up an arrangement that might create a centralized entity and point of contact for the lands. On May 26th, we were informed by Ms. Kristin Taddei of your agency that you "won't be able to consider a Forest Mitigation Bank for the forest" because it "poses a huge enforcement issue for the Planning Department" and encouraged us to follow up with a local land trust (which we are still in the process of doing).

I asked for clarification on a couple of issues and received an email back on July 9th from Ms. Taddei indicating that "the county does not accept voluntary easements" and that "a forest mitigation bank must be at least one acre in size" and that even a small easement "would pose the same enforcement issue for our inspectors that I mentioned in my first email."

I certainly support any effort by the owners of 415 Ethan Allen to protect and put easements on the forested portion of their property, but that is a separate issue unrelated to the proposed subdivision.

Please let me know if I have missed a part of the file indicating this, but my expectation is that this easement is being proposed as an offset or mitigation for the forest loss and to avoid the expense of themselves having to buy forest bank credits elsewhere for their impacts to the local forest. I hope you do not accept this easement offer for that purpose.

The proposed easement is less than 1 acre (0.55 acres) and would be within what appears to be 5-10 feet of the proposed house and surrounding wall. There is no way that the forest this close to a building structure would be protected from frequent small or large impacts from use of the property and we expect that easement enforcement would be difficult or impossible. It should not be accepted as mitigation for the loss of what appear to be 5-6 large forest trees and many smaller but still protected trees that make up this forest.

Again, I am absolutely in favor of the County or a land trust accepting an easement to protect the forest on this property and the forest on all our properties (and wish the county would reconsider its position in the email I reference above). We will still be pursuing trying to find a nonprofit that might hold an easement on the back of our property, which is well removed from our home and shed. But we hope you do not accept it as mitigation for this forest loss as it does not meet County standards for doing so and in no way fully offsets the impact on the forest we all share ownership of and have made available to the public.

Sincerely,

Tim Male
7003 Woodland Avenue
Takoma Park, MD 20912

From: [karin.anderson](#)
To: [Bogdan, Grace](#)
Subject: 415 Ethan Allen
Date: Monday, July 13, 2020 7:23:56 PM

Am writing to you to let you know that I am DEEPLY opposed to having a second home behind 415 Ethan Allen. I live at 7007 Woodland Ave and our lots are very close together at the end of the property lines. Have lived here for 52 years and so love the woods. Walk there almost daily. So hope new housing will not be approved. It is such a tranquil place so hope there are no changes. Karin Anderson 7007 Woodland Ave 301 270 4774

From: [Jeffrey Kruk](#)
To: [Bogdan, Grace](#)
Subject: 620200070 Vigers Addition at 415 Ethan Allen Ave in Takoma Park
Date: Tuesday, July 14, 2020 5:58:29 PM

Dear Ms. Bogdan,

I am writing to express my opposition to the proposed subdivision of the property at 415 Ethan Allen Avenue in Takoma Park. I have hesitated to write, as I have never before taken a position opposing a neighbor's project. But I felt I had to do so in this case.

The wooded portions of the lots along Woodland Avenue and Ethan Allen Avenue have been treated as common resource by the residents here for decades, and has been uniformly well cared-for all this time. The value of the woods as an undeveloped wild space was what motivated many of us to move here and what motivates many of us to stay (we have been here 19 years, many of our neighbors for much longer). Visitors are amazed that this space exists just outside of the D.C. boundary. The prospect of these woods gradually being developed is profoundly dismaying.

The proposal in question places a large house very near the rear of the lot, essentially in the midst of the woods. Had the new house been substantially closer to the street, I would have had no objection. However, in its present location it would substantially alter the character of the woods, and would demonstrate to developers that other lots along Ethan Allen and Woodland Avenues could be similarly subdivided and developed. The Vigers Addition proposal may or may not satisfy the legal constraints on subdivision, but even if it does, that doesn't mean it is a wise choice for the County to make. Part of the motivation for Zoning restrictions is to enable residents to make educated decisions about purchasing real estate. People purchase residences with the expectation that the overall character of an area is not going to be radically transformed by new development. Yes, redevelopment happens, but that works best when part of a larger-scale planning effort. We have long favored the types of smart growth initiatives that are presently being implemented in the vicinity of Metro stations, for example. If the County wishes to consider greatly increasing the density of this neighborhood, then I would expect it to undertake a systematic planning process. In the absence of such a process, I think it would be a mistake for the county and a disservice to the residents of this neighborhood to enable lot-by-lot subdivision and more intense development.

Sincerely,
Jeffrey kruk
7101 Woodland Avenue

From: [Norka Ruiz Bravo](#)
To: [Bogdan, Grace](#)
Subject: 620200070 Vigers Addition at 415 Ethan Allen Ave in Takoma Park
Date: Tuesday, July 14, 2020 6:30:01 AM

Re: 620200070

Dear Ms. Bogdan:

I am writing to register my opposition to the Vigers Addition at 415 Ethan Allen Ave in Takoma Park. I will also add that ‘Addition’ in this case looks to me like a euphemism for the addition of a large new house, in other words, ‘Subdivision’.

The proposed structure would destroy a valued tract of woodland that is highly valued for many reasons - economic, science-based, and personal - not only by owners of the woods, but also by the many people in the community who walk through them to get to the park. I highly value and feel very fortunate to own a piece of this property, which the community also values.

In that spirit, I feel that to allow the Vigers Addition to go forward is analogous to the old story of placing a frog in a cauldron of cold water on the stove, where he can happily splash about, and then turning on the fire, just a little tiny bit, so the water gets just a wee bit warmer, but not uncomfortably so, and then turn the fire up again with the next approved addition. Eventually, the frog will be boiled/the woods will be gone. In other words, if we, as the citizens of Takoma Park, Montgomery County, MD, would like to change the density of housing in this small tract of woodland, *we should manage this change in density as a community*, and not piece meal, as we have done, to the regret of so many of us, for so many other tracts of woodland, farmland, wetland, etc. in the county and the state. I am not opposed to growth, but I firmly believe that **growth must be managed as a community**.

Thank you very much for your attention to this matter.

Norka Ruiz Bravo

7101 Woodland Ave

Takoma Park, MD

From: [Alice Sims](#)
To: [Bogdan, Grace](#)
Subject: Woodland woods in takoma Park
Date: Tuesday, July 14, 2020 8:02:37 AM

Dear Ms Bogdan, I want to voice my concern about the new house/building in woodland woods forest creek ravine. What a beautiful place it is and enjoyed by many both older and younger. It would be a terrible idea for the entire community to lose it and I hope that will not happen.

Thank you for listening to those near by who love that wonderful place. Please let me know what I can do.

Sincerely,
Alice Sims 7109 Carroll Avenue
Takoma Park
Sent from my iPhone

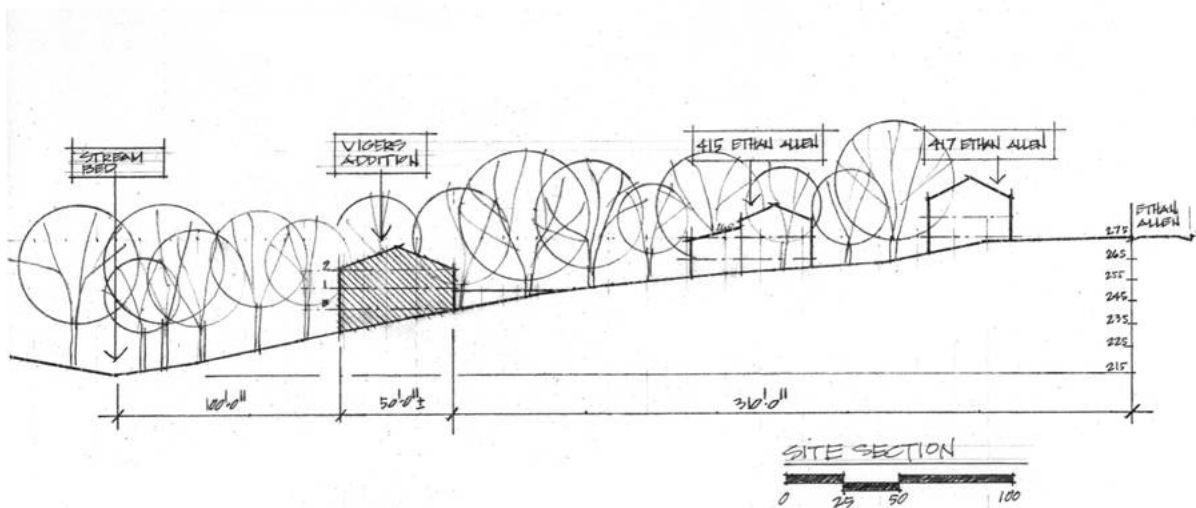
From: [Richard J. Vitullo](#)
 To: [Bogdan, Grace](#)
 Cc: ["Sally Ours Kern"](#)
 Subject: Comment on Viger's Addition Subdivision Plan #620200070
 Date: Wednesday, July 15, 2020 10:18:14 AM
 Attachments: [vigers addition_ima1.pdf](#)

Dear Ms. Bogdan:

I am a bit troubled by the development plan for Viger's Addition as I believe it sets a precedent for this area that is not in keeping with the overall character of this neighborhood. In particular, the siting of a house of this size is basically in the middle of a natural and large wooded area well behind the predominant house locations along Ethan Allen Avenue. This undeveloped area between the houses along Ethan Allen and Woodland Avenues is a vital buffer between the residential developments along those streets and is a lively habitat for woodland creatures. And located only 100-feet from a stream bed, it places the house in the center of this natural environment of both fauna and flora. And in fact the construction of the house itself would necessitate the removal of 20 trees, along with the habitats they provide.

Typically, most houses in this area of Takoma Park and elsewhere in the R-60 zone are located much closer to the roadway that they front, usually about 30-feet from the front property line; the location of this house is more in keeping with a rural zone such as R-90 or R-200, which have much larger lots. The front of this house is over 300-feet from the property line along Ethan Allen Avenue. Also, the FRONT of this house is almost 230-feet behind the REAR of most of the houses along the street, creating an unnatural arrangement not in keeping with the predominant streetscape.

While I realize the need for additional housing in the county, I feel the location of this house is out of place with this zone, this neighborhood, and in this wooded site.



RJ Vitullo
Richard J. Vitullo AIA
 Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912
 (301) 806-6447 cell

From: [Roy Kahn](#)
To: [Bogdan, Grace](#)
Subject: Comment on Vigers Addition, # 620200070 415 Ethan Allen, Takoma Park
Date: Wednesday, July 15, 2020 8:14:33 PM

Dear Ms. Bogdan:

I live at 505 Elm Avenue and wish to voice my opposition to the proposed addition at 415 Ethan Allen. The loss of more of Takoma Park's already threatened mature forest is clearly an issue that I would hope the board will consider when evaluating this proposal. In addition, the proposed subdivision and construction will fundamentally alter an area that has been a community resource for generations. I have lived here for more than 30 years and have witnessed and been part of the critical role that woods play in the neighborhood's quality of life. While the applicant argues that what they are proposing is a right that has been granted to others in similar situations, I would suggest that building in these woods with this plan is hardly comparable to other approved subdivisions. The siting of the house, as deep in the lot as it is, is unprecedented in this particular area and will fundamentally alter the woods themselves both because of the presence of the house and because the plans call for essentially building a road into the woods. The combination of these two factors will establish a precedent that could be used to essentially destroy this established forest, which will negatively impact both the property owners who bought because of the woods and the neighborhood as a whole.

Thank you for your consideration.
Roy Kahn

From: [CRAIG HOOPER](#)
To: [Bogdan, Grace](#); marc.elrich@montgomerycountymd.gov
Cc: takomawoods@groups.io
Subject: Concern RE Plan 620200070, Vigor's Addition
Date: Saturday, July 11, 2020 12:27:37 PM

RE: Plan 620200070, Vigor's Addition

Ms. Bogden:

I am extremely concerned about the proposal (Plan 620200070, Vigor's Addition) to subdivide and develop the lot at 425 Ethan Allen Avenue in Takoma Park. The owner has attempted multiple times over the years to subdivide this lot, and each subsequent attempt appears to be less compatible with neighboring uses than the last. I urge rejection of the current proposal; the proposed home is far larger than surrounding homes in the neighborhood, the home encroaches upon a stream buffer and endangers an irreplaceable Montgomery County recreational resource and potential future Montgomery County park.

I am Craig Hooper, the property owner of 6907 Woodland Avenue--downstream of the proposed development--and I own a slice of what is, essentially, a private woodland of about 5 to 7 acres. It is one of the largest remaining pieces of contiguous older-growth wetland/forest in the area. As such, foxes, owls, threatened amphibians and other species important for the health of Takoma Park's urban forest live and breed here. The conservation value of this diverse ecological island alone merits serious consideration on the appropriateness of proposed Plan 620200070, the latest in a string of failed development schemes.

Outside of the ecological value of the Vigor's Addition forest, the COVID-19 pandemic has dramatically increased the recreational value of this area. Property owners have long permitted the community to access the forest via a trail that extends from Forest Park and up the ravine. As such, this area is highly utilized by the public, and with Montgomery County and Takoma City Parks closed due to COVID-19, this area has been one of the few remaining options for individuals and families seeking socially distanced recreational opportunities and a refuge from the current crisis. This intact forest area has enabled our community to thrive during the worst crisis in decades.

The area receives substantial use, attracting far more intensive public use than many nearby local parks. On a weekend in May during the quarantine shutdown, my six-year old daughter and I walked the ravine path and observed sixteen other people--of all ages--walking their dogs, birdwatching, reading, surveying for insects and plants, painting, picnicking and filming videos for a film competition. In a weekend in June, I observed twenty people enter the forest path from the Forest Park entrance in the space of two hours. This is an area that should be targeted for a future urban Montgomery County park, not a home for out-of-proportion McMansions.

Public utilization of the forest area works because there is room for the public to quietly disperse and socially distance after entering the area from Forest Park. Adding a home directly on top of the path will deter visitors from utilizing over half of the forest area in the ravine, forcing property owners downstream (like myself) to contend with even more intensive public utilization of their property. Should this Proposal be approved, I fear I will be unable to accommodate the increased public utilization of my property, and will be forced to close off

public access, permanently shuttering this long-utilized recreational resource we have been providing Montgomery Country residents for free.

As I hope that I will not be forced to take such measures, I encourage Montgomery County to explore longer-term planning to develop this area as a park by 1) halting development within the ravine; 2) working with the State of Maryland to, in a break from precedent, facilitate the acceptance of multiple small conservation easements from interested Vigor's Addition residents over the next two decades, and 3) plan for the eventual acquisition of those easements for utilization as a true Montgomery County park.

My phone number is 617-953-1769 if you wish to discuss this matter in greater detail. Please acknowledge receipt of this letter and include me on relevant correspondence regarding this misguided attempt to advance construction of a poorly-concieved forest McMansion.

Craig Hooper

6907 Woodland Ave

Takoma Park, MD 20912



July 15, 2020

Grace Bogdan
Montgomery County
Planning Department
8787 Georgia Ave.
Silver Spring, MD 20910

Subject: Opposition to Project # 620200070

Dear Ms, Bogdan:

We write today to express concern with to the above development project. Our home, located at 7009 Woodland Avenue is at the top of a hill, sloping down to a creek bed; the creek bed marks the end of our property.

We purchased our home at 7009 Woodland Avenue a little over a year ago in large part because of the unique and undisturbed urban forest on the rear of our lot, which the proposed addition would negatively impact.

To back up a moment, the geography is a bit difficult to visualize unless you see it for yourself. But in essence, our neighborhood consists of homes dotting the edge of a ravine on all but one side. The 50 or so homes bordering the ravine are each comparatively high up on the ravine's slope. Most have back yards that turn into pure woods as you walk downhill, until you reach a creek bed that is sometimes dry, sometimes a stream. On the other side of the creek bed, the elevation rises back up, with a good bit of land being undisturbed woods until you get higher up to reach more formal back yards and then homes higher still. The ravine opens up into Forest Park, a playground and sports space for kids and the community.

The proposed new lot resulting from the proposed property subdivision would be located on the land just over the creek bed from us. It would be downhill from all other homes along the ravine, erected deep in an area that is currently undisturbed woodland.

Admittedly, our concern with the proposed development is partly about aesthetics and enjoyment of our own property: The view from our house is breathtaking, as it is for other homeowners on the ravine whose summer vista is an unbroken sea of green leaves. A large home directly across the creek bed for us would undoubtedly disturb that view for various homeowners, including us, and community members who frequently use the land as an urban retreat.

More fundamentally, though, we value the forest as it is, and we are concerned that the many-months-long presence and transiting of heavy construction equipment at the bottom of the ravine, the culling of 20 trees, and the decrease in wildlife habitat would irreversibly damage the whole



forest. For example, the woods have taught our four-year-old son what foxes, owls, cardinals, deer, blue jays, and myriad other animals look like; habitat destruction would undoubtedly affect those animals. Additionally, the sloping land in this area is highly prone to erosion. Removal of the root systems for 20 trees would be highly likely to increase erosion to the detriment of overall forest health.

We are not foresters and cannot predict all of the ways the proposed development is likely to affect our community forest. That said, it doesn't take an expert to see that the proposed development would have repercussions extending far beyond the property's borders, to the detriment of a valuable community resource.

Sincerely,
Adrienne Fowler and Roger Gural

Enclosures: Forest pictures





July 16, 2020

Ms. Bogdan, Grace
Planner Coordinator
Montgomery Planning Department
8787 Georgia Ave
Silver Spring, MD 20910

RE: plan #620200070at 415 Ethan Allen Road, Takoma Park

Dear Ms. Grace,

I am writing as a property owners in Takoma Park living in close proximity to a proposed subdivision, which I oppose, created within an extremely important patch of forest. I urge you to decline the application. I am the Laudato Si Professor of Biology, a Professor at the McCourt School of Public Policy and the Director of the Georgetown Environment Initiative. Prior to this I was at the Smithsonian Migratory Bird Center, most recently as its Director.

The property in question, 'Viger's Addition,' makes up a long parcel within an approximate 7 acres of valuable forest, and a narrow and ephemeral stream corridor. The proposed subdivision would result in a house being built right in the middle of these valuable woods.

The woods contain a trail that is open to the public (accessed TP's Forest Park). The proposed subdivision and house would impact the public's enjoyment of these woods and those of all residents who share and enjoy the forest. Despite requirements that you or the county might impose to mitigate impacts, we expect it would also increase erosion into the already eroded stream, and it would create an opening in the mature forest canopy of oaks and beeches.

Furthermore, this 2 acre woodlot, while seemingly small is actually quite significant within Takoma Park, Montgomery County and most of the area inside the Beltway. Forest fragments such as these are home to breeding bird species such a wood thrush, Acadian Flycatcher, Great-crested Flycatcher and many others. All these species of Neotropical Migratory birds are in severe decline. I was the senior author on the recent science paper reporting the 3 Billion bird loss last fall. Equally concerning is that given the decline of our canopy trees including several species of Oaks and Beech, it is unconscionable to even consider cutting down mature trees to build a new house. The remaining mature trees should be protected for ours and future generations to come. We hope that you will deny this subdivision application. Please feel free to contact me if additional information is needed.

Sincerely,

Peter P. Marra Ph.D.
6903 Sycamore Ave
301-602-1181

From: [Philip Lynch](#)
To: [Bogdan, Grace](#)
Subject: Forest Park Woods Development: Plan 620200070
Date: Sunday, July 12, 2020 2:50:08 PM

Ms. Bogdan,

I am very concerned about the proposal (Plan 620200070, Vigor's Addition) to use a "stove pipe" design to subdivide a current plot and develop the lot at 425 Ethan Allen Avenue in Takoma Park. While the development of this property may be possible through the grandfathering of previous property development laws, the woods that would be significantly impacted by this development have stood essentially unchanged with good reason, since the establishment of the City of Tokama Park almost 140 years ago.

My name is Philip Lynch, the property owner of 7103 Woodland Avenue. My property is a part of the collection of homes that make up the beautiful and increasing rare wooded acreage in this urban setting. These woods are an important watershed, home to a variety of plants and animals, and a welcoming space for casual hikers who make their way through the central path behind Forest Park as they search for a quiet space where they can take in a natural setting without having to travel far from their homes. Having previously owned a home on Prince Georges Avenue, outside of the wooded property, I understand the importance of these woods as a neighbor who walked the woods before owning property that contributes to them. Now, as a home and land owner who's property contributes to the woods the past 13 year, I feel obligated to do everything I can to help preserve them for future generations for the many important reasons listed below.

1. While I have not seen the impact studies that building a property in this watershed would entail, I have become very familiar with the many springs and run off areas that lie directly in the path of the proposed construction. This area acts as a natural filtration system for water that ultimately runs into the Anacostia and ultimately the Potomac River. At a time when so many efforts are being taken by county and city governments to improve the water quality of those rivers that this development would be allowed to move forward I find it surprising that this development would be considered.

2. The woods and their tree canopy act as an important bridge for many species of birds serving as a connection between Rock Creek Park and Sligo Creek Parks. It is a regular home and hunting ground for several species of owls and a stopping place for many migrating species as they travel to and from their seasonal homes.

3. The area is the home to many species of mammals, reptiles, and amphibians. I will not attempt to list the many species that grace our neighborhood daily as they use these woods as their home, but fox, box turtles, and skinks are common examples.

4. The collective group of homeowners who have land that contribute to these woods have taken the now too often rare approach of welcoming walkers, individuals, couples, and families as they access a trail through the center of the woods that I have personally helped to maintain. This includes the passing of hikers over the lower portion of my property.

The placement of this development almost directly in the center of this wooded area would undeniably have a dramatic impact on all of these benefits listed above and grossly distort the setting as it currently stands. It is for these reasons that I urge the rejection of the current proposal. It is also with good reason that the regulations surrounding the development of property in high impact areas have evolved to protect the surrounding water quality, flora, and fauna. I implore you to not allow an outdated regulation that should have been changed many years ago to eliminate the possibility of this type of development to stand in the way of protecting this beautiful but small slice of woods that is so important to many.

Philip A. Lynch

Philip A. Lynch

7103 Woodland Avenue

Takoma Park, MD 20912

From: [Winnie Roberts](#)
To: [Bogdan, Grace](#)
Subject: Fwd: Opposition to proposed Viger's Addition - Plan 620200070
Date: Saturday, July 11, 2020 7:38:56 PM
Attachments: [Vigers -opposition letter.docx](#)

----- Forwarded message -----

From: **Winnie Roberts** <guinneve@gmail.com>
Date: Sat, Jul 11, 2020 at 7:17 PM
Subject: Opposition to proposed Viger's Addition - Plan 620200070
To: <grace.bogden@montgomeryplanning.org>

Dear Ms. Bogden,

I am writing to share my strong opposition to Plan 620200070, the proposed Viger's Addition. I urge you to oppose and the Planning Board to reject this application to subdivide and build a second home on this lot.

I own the lot at 7003 Woodland and believe the proposed subdivision will reduce both the property value of my house and my quality of life, along with that of my neighbors and the broader Takoma Park community.

The woodland area between Ethan Allen Ave and Woodland Ave is an important refuge for wildlife, supporting breeding owls and a wide range of resident and migratory birds and other animals. It also provides recreational opportunities for the neighborhood and a safe haven for area children who have had the increasingly rare opportunity to grow up roaming freely among the trees and in the ravine. Building a house at the back of the Viger's lot will fundamentally disrupt the look and feel of this natural woodland space. It will block the flow of foot traffic through the woods, create significant noise and light pollution for neighbors, increase erosion, and drive our wildlife away and our children indoors. Many of the property owners on streets adjacent to these woods and in the surrounding neighborhood bought houses here specifically because of this woodland area and the way the community shares this space. Adding a driveway and house deep in these woods would cause irreparable harm to the woods and the community connections they support. I believe it would also drive down the property value of houses along Ethan Allen, Elm Ave, Woodland Ave, and beyond. The small area proposed as a conservation easement is entirely insufficient to allay these concerns.

I understand the project manager has shared minutes from the community meeting held on October 10, 2019 with you and the Planning Board. I attended that meeting and would like to note that while the minutes include a number of the questions raised by participants, the notes don't accurately convey the depth of opposition to the proposal that was voiced at the meeting. Meeting participants argued passionately against the proposed subdivision, describing how it would significantly reduce their quality of life. They spoke out against the damage the it would do to the woods, community dynamics, traffic patterns, and property value, and were unconvinced by the property manager's responses to their questions and concerns. The tone of the meeting was so disconcerting that many who attended – and many who didn't – signed a joint letter of concern opposing the proposal.

Again, I strongly urge the Planning Board to reject this proposal and, in so doing, help preserve our woods and community. Please keep me apprised of any developments and further opportunities to submit comments. My contact information is below.

Sincerely,

Guinnevere Roberts
7003 Woodland Ave
Takoma Park 20912
240-460-0867

From: [Loraine Ronchi](#)
To: [Bogdan, Grace](#)
Subject: Letter opposing subdivision project 620200070
Date: Sunday, July 12, 2020 4:13:11 PM

Dear Ms. Bogdan

My name is Loraine Ronchi and I live on Woodland Avenue. I am writing you in connection with the so-called "Viger's Addition", which proposes to build a new home in the forested part of the applicant's property.

I am writing to express my deep concern about allowing such a proposal to go through. The forested space behind the relevant homes lining Woodland Avenue and Ethan Allen Avenue are preserved by all neighbors, undeveloped, to provide a unique wooded space in the middle of this urban environment. There are strong concerns about building another dwelling smack in the middle of this forested space, essentially destroying the uninterrupted woodlands that can be accessed from Forest Park and imposing negative impacts on many stakeholders.

Those of us who have the forest in our backyards are largely aware of how very privileged we are to have that space. But we do not keep it to ourselves. A majority of the foot traffic through this patch of forest come from all around the neighborhood and we are glad of it. During COVID times, this traffic has increased as citizens of Takoma Park seek the woodlands for a peaceful walk in nature. They too are stakeholders in this decision.

Yes, there are issues around environmental damage to flora and fauna that such a construction will bring.

Yes, there are issues about noise and obstruction that such a construction will bring.

Yes, there are issues about the ever-diminishing green spaces in Takoma Park and urban centers everywhere, cut down by ever spreading housing.

Yes, to all of these things.

I would also agree that if a thus privileged person wants to use their privilege to privilege themselves even more (now we have TWO homes!), that is their business **were it not for the clear negative externality on everybody else**. It is a normal function--a responsibility in fact--to disallow private actions that impose negative impacts on other citizens. And this proposal does impose a negative impact on:

Every neighbor who leaves their forest unmolested to preserve a green corridor; every walker that has enjoyed walking their children, their dogs, their own stressed-out selves; every animal that make the forest its home, etc.

These are negative externalities that no individual Takoma Park citizen should be allowed to impose on other, very numerous, Takoma Park citizens. And we rely on the hardworking public administration and elected leaders in this community to ensure this.

Thanks for your kind (re) direction of my concern if I have mistakenly sent it to you. Otherwise, please consider my voice among others as this project is deliberated.

Thank you and stay well,

Loraine Ronchi

From: [Tim Male](#)
To: [Bogdan, Grace](#)
Cc: [Teal Edelen](#); [Jimmy Daukas](#); [Joanne Royce](#); [Paula Struewing](#); [Rick Morgan](#); [morgan.snyder](#); [Lynnly Tydings](#); [Meipo Martin](#); [Tim Lyons](#); [Loraine Ronchi](#); [Kristin Saucier](#); [Jose Manuel Aka Boss](#); [Fuentes, Jackelin](#); [Arlene Rodenbeck](#); [Julie Hughes](#); [Winnie Roberts](#); [Cindy Dyballa](#); [Kronenberg, Robert](#); [Dickel, Stephanie](#); [Hisel-McCoy, Elza](#); [Craig Hooper](#)
Subject: Letter opposing subdivision Project 620200070, conservation easement
Date: Saturday, July 11, 2020 7:50:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[7.11 Easement letter on subdivision.pdf](#)

Hi Grace,

Thank you for this information. I and others will plan to listen to the meeting on July 21st. I really appreciate you offering to provide the link for I and others to listen when it becomes available. Some of us will follow up later on a request for a (virtual) meeting to go over the application and process.

I wanted to share the attached letter opposing what I think is the proposed use of an inadequate conservation easement as apparent mitigation for the significant loss of trees and significant impact to a forest that spans our and many other properties.

Please note my question in the attached about whether this easement is being directly or indirectly offered as mitigation to meet state forest impact requirements and those of the county.

Thank you,

Tim Male
 7003 Woodland Ave, Takoma Park, MD 20912

On Thu, Jul 9, 2020 at 3:37 PM Bogdan, Grace <grace.bogdan@montgomeryplanning.org> wrote:

Thank you for your comments on the above referenced application. While this is an Administrative Subdivision that may be considered by the Planning Director, the Subdivision Ordinance allows decision making authority to be deferred to the Planning Board. The Planning Director has determined this application will be heard by the Planning Board, which is tentatively set for Thursday, September 24, 2020. Public participation is encouraged and possible through the following ways:

1. Listen in to the Development Review Committee (DRC) meeting scheduled for the morning of July 21, 2020. DRC is occurring virtually during this time, and while the public may attend and listen, no public comment will be taken. If you are interested in attending the DRC, please contact me and we will provide you a link to join when it becomes available. DRC is a group of reviewing agencies within Montgomery County

- including the Department of Permitting Services Zoning, Water Resources and Fire Access division, as well as the Department of Transportation;
2. Request a meeting with staff to go over process and/or the application. If the community would like to facilitate their own meeting and invite staff, we are happy to participate that way as well;
 3. Submit written testimony which will be included in the staff report to the Planning Board if received prior to the posting of the staff report (10 days prior to hearing). Written testimony submitted after posting of the staff report, and up to noon the day prior to the hearing, will be sent to the Planning Board prior to the hearing;
 4. Sign up to speak during the Planning Board hearing (currently being held virtually as well).

Feel free to reach out to me at any point in the process for specific questions or concerns. We are currently working remotely so email is the best way to communicate initially, and we can set up a time to call and discuss if necessary.

Sincerely,

Grace

View application materials here:

<https://eplans.montgomeryplanning.org/daielinks/pdoxlinks.aspx?apno=620200070&projname=Viger%27s%20Addition>



Grace Bogdan, AICP

Planner Coordinator, Area 1

Montgomery County Planning Department

8787 Georgia Avenue, Silver Spring, MD 20910

grace.bogdan@montgomeryplanning.org

o: 301.495.4533



From: Tim Male <timothymale@gmail.com>
Sent: Wednesday, July 8, 2020 10:00 PM
To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>
Subject: Fwd: Letter opposing future subdivision of 415 Ethan Allen Avenue/ Project 620200070

Apologies, Ms. Bogdan,

I misspelled your last name the first time I sent this.

Sincerely,

Tim

----- Forwarded message -----

From: **Tim Male** <timothymale@gmail.com>
Date: Wed, Jul 8, 2020 at 7:04 PM
Subject: Letter opposing future subdivision of 415 Ethan Allen Avenue/ Project 620200070
To: <grace.bogden@montgomeryplanning.org>
Cc: Teal Edelen <tealedelen@yahoo.com>, Jimmy Daukas <jdaukas@gmail.com>, Joanne Royce <joejackroyce@gmail.com>, Paula Struewing <paula@wolyniec.us>, Rick Morgan <morganrick50@gmail.com>, morgan snyder <morgansnyder@hotmail.com>, Lynnly Tydings <tydingslynch@gmail.com>, Meipo Martin <fun_martin@yahoo.com>, Tim Lyons <timrlyons@gmail.com>, Loraine Ronchi <loraineinsa@yahoo.com>, Kristin Saucier <kristin.saucier@gmail.com>, Jose Manuel Aka Boss <jostage@gmail.com>, Fuentes, Jackelin <jyfuentes@smcm.edu>, Arlene Rodenbeck <arlenorodenbeck@gmail.com>, Julie Hughes <juliehuz@yahoo.com>, Winnie Roberts <guinneve@gmail.com>, Cindy Dyballa <cindyd@takomaparkmd.gov>, Anderson, Casey <casey.anderson@mncppc-mc.org>, Gwen Wright <Gwen.Wright@montgomeryplanning.org>

Ms. Bogden,

I am resubmitting the attached letter on behalf of more than 40 neighbors to the private forest area that this proposed subdivision and new house will affect. We very much hope that the

county will reject this application either at the staff review stage, planning board or any intermediate step. Many of us will be submitting additional comments on the project through separate or group letters (although no one received written notice until July 6th so we will be scrambling to do so).

It's difficult to see how this project provides an opportunity to 'keep our community thriving,' that it would be 'compatible with neighboring uses,' have 'appropriate infrastructure,' or provide 'protection for the environment' (these are all quotes of county goals from the development review summary materials provided by Montgomery Planning.

Sincerely,

Tim Male and Guinnevere Roberts of behalf of attached signatories

7003 Woodland Ave, Takoma Park, MD 20912

----- Forwarded message -----

From: **Tim Male** <timothymale@gmail.com>

Date: Fri, Nov 1, 2019 at 9:56 AM

Subject: Letter opposing future subdivision of 415 Ethan Allen Avenue

To: Anderson, Casey <casey.anderson@mncppc-mc.org>, Gwen Wright <Gwen.Wright@montgomeryplanning.org>

Cc: Teal Edelen <tealedelen@yahoo.com>, Jimmy Daukas <jdaukas@gmail.com>, Joanne Royce <joejackroyce@gmail.com>, Paula Struewing <paula@wolyniec.us>, morgan snyder <morgansnyder@hotmail.com>, Lynnly Tydings <tydingslynch@gmail.com>, Meipo Martin <fun_martin@yahoo.com>, Tim Lyons <timrlyons@gmail.com>, Loraine Ronchi <loraineinsa@yahoo.com>, Kristin Saucier <kristin.saucier@gmail.com>, Jeff Struewing <jeff@struewing.us>, Arlene Rodenbeck <arlenorodenbeck@gmail.com>, Julie Hughes <juliehuz@yahoo.com>

Dear Ms. Wright,

I write on behalf of 50 residents and the dozens of properties they represent, that connect to a property that had previously been proposed for subdivision and is in a preapplication stage of proposing to do so again. I am the former Takoma Park City Councilmember who represented this part of the city.

The connection of all the signatories on this letter to the subdivision is through an area of private woodland - approximately 5-7 acres of closed forest canopy - of which we each own a sliver. The proposed subdivision would result in a house on a pipestem driveway placed in the middle

of these woods. The signatories include more than 50 percent of the properties connected to the woods and we expect we could secure more as we spend more time talking to other neighbors who are not yet aware of the proposal.

Many of us are interested in putting conservation easements on our properties and extinguishing development rights on the wooded portions of parcels we own. However, that is a process that we are discussing with other county (and state) agencies.

We will continue to communicate with you and others about this proposed subdivision which we hope your agency will oppose.

Can you please confirm receipt of this letter, and also let us know whether or when a meeting or other chances to discuss this process would be appropriate? Can you also please let us know whether the early communication with you from residents signing this letter will mean that further steps in the process that require public disclosure will result in everyone on this letter receiving communications about the project or whether we need to continue finding information out about the project through your agency's website?

Sincerely,

Timothy Male

7003 Woodland Ave

From: [Kari McDonough](#)
To: [Bogdan, Grace](#)
Subject: Objection to Takoma Woods construction
Date: Sunday, July 12, 2020 9:22:42 PM

Dear Ms. Bogdan: Please register our strong objection to the proposed construction of a driveway and house deep in Takoma Woods. It would be a huge loss if we took away the small remaining bit of forest. We have other options for new construction in Takoma Park if that is what is needed.

Woodlands are not something we can get back. We urge you to object to the new development.

Appreciatively,
Kari McDonough
7110 Woodland Ave
Takoma Park, MD 20912

From: [Jeff Struewing](#)
To: [Bogdan, Grace](#)
Subject: Fwd: Delivery Status Notification (Failure)
Date: Friday, July 17, 2020 6:07:29 PM
Attachments: [icon.png](#)

Had wrong address, sorry

----- Forwarded message -----

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Date: Fri, Jul 17, 2020 at 5:59 PM
Subject: Delivery Status Notification (Failure)
To: <jeff@struewing.us>



Message not delivered

There was a problem delivering your message to **grace.bogdan@montgomerycountyplanning.org**. See the technical details below.

[LEARN MORE](#)

The response was:

The recipient server did not accept our requests to connect. Learn more at <https://support.google.com/mail/answer/7720> [montgomerycountyplanning.org 50.63.202.92: timed out]

----- Forwarded message -----

From: Jeff Struewing <jeff@struewing.us>

To: grace.bogdan@montgomerycountypanning.org

Cc: Paula Wolyniec <paula@wolyniec.us>

Bcc:

Date: Tue, 14 Jul 2020 13:16:48 -0400

Subject: Opposition to "Viger's Addition" Subdivision, Plan #620200070

Re: Opposition to "Viger's Addition" Subdivision, Plan #620200070

Dear Ms. Bogdan:

We write in opposition to the proposed subdivision of the lot at [415 Ethan Allen Ave, Takoma Park 20912](#) known as Viger's Addition; Plan #620200070.

We own and live on ~1/2 acre lot that forms part of the ~ 5 acre wooded area sometimes called Takoma Woods. The lot at [415 Ethan Allen Ave](#) is clearly large enough to be divided into 2, but the proposed stovepipe driveway and both the size and location of the second house would destroy a large wooded area enjoyed by contiguous property owners and many others. It would involve removing many trees and placing a large house close to the natural swale that is a small stream during much of the year near the rear property lines of our lot and others. There would appear to be ample room to subdivide and place a second home close to Ethan Allen, which would obviate the need for removal of so many trees. We urge you to disapprove this subdivision.

Sincerely,

Jeff Struewing & Paula Wolyniec

[7011 Woodland Ave](#)

[Takoma Park, MD 20912](#)

From: [Rick Morgan](#)
To: [Bogdan, Grace](#)
Subject: Opposition to "Viger"s Addition" Subdivision, Plan #620200070
Date: Tuesday, July 14, 2020 11:07:11 AM

Re: Opposition to "Viger's Addition" Subdivision, Plan #620200070

Dear Ms. Bogdan:

We write to oppose approval of the proposed subdivision of the lot at 415 Ethan Allen Ave., Takoma Park known as Viger's Addition; Plan #620200070. The plan involves the construction of a large single family home at the end of a long driveway, right in the middle of a remarkable mature forest that is treasured by adjacent neighbors and visitors alike. We urge the Planning Board to reject this plan, which would have unacceptable environmental and visual impacts on one of the largest and most pristine green spaces in Takoma Park.

The area in question, known locally as "Takoma Woods", is a wooded ravine of at least 5 acres that is shared by more than 50 different property owners within the boundaries of Takoma Park. This peaceful sanctuary in middle of town contains massive trees such as oak, poplar, and beech, creating a canopy that provides natural cooling for the entire neighborhood.

Many native plant species thrive within Takoma Woods. We regularly see deer, fox, and turtles as well as barred owls among dozens of nesting bird species. Scores of migratory bird species find the woods a convenient stopover during migration season.

The enormous home facilitated by approval of the subdivision of 415 Ethan Allen would be located right in the middle of our community's wooded ravine, forever scarring this place that is treasured by residents of Takoma Park and surrounding areas. The plans place the new house within just 40 yards of the stream bed – closer than any existing home. We fear this subdivision would establish a precedent, allowing more new homes and driveways to fill in the ravine.

From our own property two doors west of 415 Ethan Allen, the new home and driveway will surely be visible where mature forest exists currently. An examination of the Viger's Addition plan indicates that approximately 20 trees will be removed to make room for the house and driveway.

Building a large house in Takoma Woods is sure to complicate environmental challenges for the City of Takoma Park. Removal of all those trees would be contrary to the significant tree-planting initiative the city has undertaken to combat climate change. Furthermore, any impervious surfaces such as rooftops, patios, and driveways would aggravate existing erosion problems in the streambed.

Having a piece of Takoma Woods in our backyard is a major reason for our choosing this home for our retirement years. Like many of our ravine neighbors, we have worked to protect the ravine's native species, while removing invasive species and

trash from the woods. We have spent many hours meeting with our ravine neighbors, discussing ways of protecting these woods and sharing them with the surrounding community.

Approval of the subdivision as proposed would be devastating to this pristine green space and the community that supports it. We urge the Planning Board to reject the proposed subdivision plan. Surely there are better places to build houses than in the middle of what may be the largest remaining green space in Takoma Park.

Sincerely,
Rick Morgan & Arlene Rodenbeck
409 Ethan Allen Ave.
Takoma Park, MD 20912
(301) 920-0087

From: [Sally Ours Kern](#)
To: [Bogdan, Grace](#)
Cc: [Sally Ours Kern](#); [Stephen Kern](#)
Subject: Opposition to "Viger"s Addition" Subdivision, Plan #620200070
Date: Tuesday, July 14, 2020 9:22:35 PM

Dear Ms. Bogdan,

We write to strongly oppose approval of the proposed subdivision of the lot at 415 Ethan Allen Avenue in Takoma Park, which is Plan #620200070 and known as Vigers Addition.

From 1991 to 2006 we lived at 7003 Woodland Avenue; the back portion of this long very narrow lot extends down the ravine and across the seasonal stream bed to border the other privately-owned property slices—which all together are known as, “Takoma Woods.” The all-woods view was the primary reason we bought the house, in fact it provided enormous intrinsic value. The house has floor-to-ceiling windows on the entire woods-facing back of the house. We raised our two sons in the house, observing and appreciating nature—some highlights were seeing red foxes leading their kits through the snow through the trees, a jenny wren building her nests, a pair of much beloved hawks, the seasonally changing palette of leafy, lofty trees, and the blooming ephemeral spring plants.

We currently live on the opposite side of the street, but still relish walking through Takoma Woods with our long time friends and neighbors. They host nature walks and seminars from Friends of Sligo Creek, and other naturalists offering instruction and advice in maintaining this treasure.

The proposal calls for construction of a large, new house in the middle of the 5 plus acre Takoma Woods which are situated between approximately 50 houses on Woodland Avenue, Ethan Allen and Elm Avenue.

The plan requires a very long driveway, known as a pipe stem drive, that is not in keeping with the surrounding houses and plans—which mostly are situated near the streets to create this woodland ravine. The proposed house would materially change the design of development in the area and the Woods will disappear. Construction will have a tremendous negative environmental impact with significant tree removal - the plan calls for removal of 20 trees, disruption of wildlife habitat, and impact on stream flow. It would materially change the intrinsic value of many of the adjoining properties of residents who bought houses bordering the woods for the views themselves—much like residents who move to a historic neighborhood for the intrinsic historic character of such a neighborhood.

We strongly urge you to reject this proposal.

Sincerely,
Sally Ours Kern and Stephen Kern
7114 Woodland Avenue
301-257-4772

From: [Emily Schabacker](#)
To: [Bogdan, Grace](#)
Subject: Opposition to "Viger's Addition" Subdivision, Plan #620200070
Date: Tuesday, July 14, 2020 7:48:01 PM

Dear Ms. Bogdan,

We are writing as property owners who oppose the proposal to subdivide and develop the lot at 425 Ethan Allen Avenue in Takoma Park (Plan 620200070, "Viger's Addition").

We own and live at 7107 Woodland Avenue. Our property, together with those of our neighbors and the proposed Viger's Addition, collectively make up more than 5 acres of mature forest. The proposed development would have significant damaging environmental impacts. It would also interfere with the community's enjoyment of this much-loved green space.

Many of our neighbors have written to you registering concerns about how the plan would affect the ecological health of the woods and the invaluable environmental services they provide. We share and reiterate those concerns. The forest is home to foxes, owls, deer, and numerous species of birds. The tree canopy provides natural cooling for the neighborhood and helps guard against erosion. Removing so many trees to build an enormous single-family home in the middle of these woods is surely counter to the county's climate and environmental goals.

When we bought our house 10 years ago, the woods were the single biggest draw. Our children grew up playing there almost daily, building forts and climbing trees. We've held birthday picnics in the woods and Halloween treasure hunts with our community. Now that our children are older, the woods enrich our lives in a different way. It is a place for quiet walks—shaded and cool in the summer, colorful in the fall, fresh with new growth in the spring, and peaceful in the winter. Allowing a long driveway and large house to be built deep in these woods would irrevocably change them for the worse.

It isn't only the property owners who value this area. There is a trail through the woods that is open to the public. People from around Takoma Park come there to be in nature. The value of this space to the wider community has become all the more apparent during the COVID-19 crisis as the woods offer a safe, socially distant recreation space.

If the Planning Board approves this plan, it opens the door to more subdivisions of these woods and the likely loss of them as a rare piece of intact forest habitat in our part of the county. We urge the Planning Board to reject the plan.

Thank you,

Emily Schabacker and Dirck Byler
7107 Woodland Ave.
Takoma Park, MD 20192
301.891.4662

From: [Nina GARFIELD](#)
To: [Bogdan, Grace](#)
Cc: takomapakk@groups.io
Subject: Opposition to Plan #6202000070 - Vigers Addition
Date: Wednesday, July 15, 2020 9:21:07 AM

Dear Ms. Bogdan,

I am writing to strongly oppose approval of the proposed subdivision of the lot at 415 Ethan Allen Avenue in Takoma Park, which is Plan #6202000070 and known as Vigers Addition.

This is the first time that I feel compelled to submit a letter to the Montgomery County Planning Office but this proposal feels like a kick in my gut.

I live on Woodland Ave. My house does not abut the woods adjacent to Forrest Park, but the park and adjacent woodland has been, and still is, integral to our family experience and is part of what makes this area of Takoma Park community. My daughter and I have frequented the park for 18 years and the best part is walking through the woods where this development is being contemplated. We walk through these woods to birdwatch, and often see foxes, owls, and turtles. In full bloom, one can feel like they are in the country and in this small sliver of our community have a place where houses are obscured by the leaves. We also see many other people doing the same. Now with COVID-19, these local open spaces are even more critical to protect as more of us find solace walking in natural areas.

This proposal feels like an assault on our community, and frankly to me personally which is why I am submitting this letter. It would intrude on our community use of these woods and the habitat value that these woods provide. We do not need, nor want, trees cut down, driveways installed, access curtailed, and other impacts from this proposal. It is antithetical to what we as a community stand for.

I strongly urge you to reject this proposal.

Thank you -
Nina Garfield
7008 Woodland Ave.
Takoma Park

From: [Kristin Saucier](#)
To: [Bogdan, Grace](#)
Cc: [Jose Work](#)
Subject: Opposition to Plan #6202000070 (Vigers Addition)
Date: Wednesday, July 15, 2020 2:44:53 PM

Dear Ms. Bogdan,

We hope this message finds you well in such challenging times. We write to express our strong objection to the proposed subdivision of the lot at 415 Ethan Allen Avenue in Takoma Park, which is Plan #6202000070 (Vigers Addition).

In October 2019, we bought the house at 6913 Woodland Avenue and moved in in January 2020. Our lot abuts with the current 415 Ethan Allen Lot (note, there is an error in the plans which shows address 7011 instead of ours listed in our location) and the proposed construction and subdivision would affect us directly.

We, in earnest, shopped for a house for 20 months waiting for a location such as this that provided proximity to the city and a private/wooded backyard. We focused largely on Takoma Park and forwent making offers on houses very similar to our current home because they lacked the level of privacy and proximity to nature that we desired. We made an offer within days of the house going on the market and paid over asking because we were in love with the house; its private access to the wooded area and distance to houses across the ravine (facing Ethan Allen) were major factors in our decision. From a buyer's point of view, we felt the ravine, abundant woods, and small path through the forest positively affected the house's value.

Based on Plan #6202000070, the new lot would create a deep penetrating driveway into a house that would be constructed nearly in the middle of the woods. Such actions by the owners of the 415 Ethan Allen lot would negatively affect housing prices – which means that the action would benefit those owners at the cost of the many adjoining houses – both in housing values as well in quality of life.

In addition to the negative economic impact the Vigers addition would have, quality of life, particularly for residents in the houses that directly abut 415 Ethan Allen, such as ours, will be diminished. The forest behind our house has been a sanctuary for our family, particularly during this pandemic and particularly for our 2 year old son, with whom we have spent hours upon hours exploring the woods, teaching him about the sounds of nature, and introducing him to the wildlife that is there. When we purchased the house nine months ago, we envisioned being able to continue to enjoy these woods with him and his soon-to-be-born sister for years to come; the Vigers addition will severely impact our family's ability to do so, and the ability of all of the surrounding families as well.

This is a moment where you and our public institutions, including the Montgomery County Planning Board, are so critical in ensuring that this one-sided action, wherein there is no compensation for the costs it imposes on others, does not materialize. Thank you for your consideration.

Kind regards,

Kristin Saucier and Jose Romero, 6913 Woodland Ave.

From: [Julie Hughes](#)
To: [Bogdan, Grace](#)
Subject: Opposition to the Proposed Subdivision & Development of 415 Ethan Allen
Date: Tuesday, July 14, 2020 7:31:07 PM

July 14, 2020

Grace Bogdan, AICP
Planner Coordinator at Maryland-National Capital Park and Planning Commission
1500 Merrimac Dr,
Adelphi, MD 20783

Dear Ms. Bogdan,

I write in opposition to the proposed subdivision of the lot at 415 Ethan Allen Ave, Takoma Park known as Viger's Addition; Plan #620200070. The plan involves the construction of a large single family home at the end of a long pipe stem driveway, in the midst of a remarkable mature forested area that is regularly enjoyed by the community.

This green space was a significant motivation for me in purchasing the my property at 421 Ethan Allen in 2003. There is also no doubt that it will significantly reduce the beauty of the sight lines from my home, disturb the wildlife who call the ravine home. I urge the Planning Board to reject this plan, which would have unacceptable environmental and visual impacts on one of the largest and well loved green spaces in Takoma Park.

The area in question, known locally as "Takoma Woods" or "the Forest Park Ravne", covers approximately 5 acres and is shared by more than 40 property owners in Takoma Park. The area is without fences and currently home to deer, owls, woodpeckers, foxes as well as many mature trees -- two dozen of which would need to be chopped down. This certainly seems counter to the forest protection targets. Having such a stretch of "wild" green-space so close to the city is a valued feature of the neighborhood and I would like to ensure it can be enjoyed by future generations. These ecologically sensitive woods add value to our community, and are also part of the Anacostia Watershed. As I understand the current plans would construct a sizable new house just 40 yards of the stream bed -- closer than any existing home. Although I am not a trained environmental scientist, it is hard to imagine how this construction would do anything but exacerbate existing erosion and runoff problems. This area woodland provides us with immediate benefits of cleaner air, cooler temperatures, as well as privacy and animal habitat.

I would definitely like to be informed of any virtual or in-person meetings on this topic and would be happy to talk with you further should you have any questions.

Sincerely,

Julie Hughes
Homeowner
421 Ethan Allen Ave.
Takoma Park, MD 20912
Cell: (202)280-5416

From: [Zoe Roberts](#)
To: [Bogdan, Grace](#)
Subject: Opposition to Viger's Addition
Date: Monday, July 13, 2020 8:33:10 PM

Ms. Bogdan,

I am writing to express my concern about the application for Plan 620200070 (Viger's Addition). This proposed subdivision and construction, requiring the removal of about 20 trees, would greatly damage our forest. I live on Woodland Ave and grew up playing in these woods, which are home to a wonderful variety of wildlife and neighborhood enjoyment. These woods are frequently enjoyed by many in my neighborhood and the surrounding area, especially during the COVID-19 pandemic, providing refuge and escape for neighbors of all ages.

Additionally, the proposed construction is quite larger than surrounding houses and would greatly diminish the resources of both surrounding private property and the shared forest. There are many other places where such a home could be built, a well loved and used forest is not the place for it.

I strongly encourage the Planning Board and the county to reject the Plan 620200070 application.

Thank you for your consideration,

Zoe Roberts

--

Zoe roberts

From: [Libby Richman](#)
To: [Bogdan, Grace](#)
Subject: Opposition to Vigers Addition (620200070)
Date: Monday, July 13, 2020 11:33:27 AM

hi Ms Bogdan, I'd like to add my voice to my neighbors regarding opposing the building of a new house in the middle of our beloved woods behind Forest Park.

The woods behind Forest Park are a magical escape for hundreds of kids, now and in Takoma Park's past. Those woods have provided more than shade to our kids. Kids have built forts there, invented stories and games there, and escaped from the stress of the world there.

Compromising that priceless treasure and destroying multiple trees to build a single family home is not a tradeoff we should be willing to make.

I'm happy to ask neighborhood kids to write letters about what those woods have meant to them if there is any doubt as to the positive impact that special place has on the community.

thank you,

Libby Richman
615 Elm Avenue

--

Libby Richman
librichman@gmail.com

From: [Jimmy Daukas](#)
To: [Bogdan, Grace](#)
Subject: Opposition to Vigers Addition (6202000070)
Date: Tuesday, July 14, 2020 6:47:54 PM

Dear Ms. Bogdan,

We write to strongly oppose approval of the proposed subdivision of the lot at 415 Ethan Allen Avenue in Takoma Park, which is Plan #6202000070 and known as Vigers Addition. Our property at 7005 Woodland Avenue abuts the lot.

The proposal calls for construction of a large, new house in the middle of the wooded area known as Takoma Woods, a much loved and shared 5+ acre wooded area set between more than 50 houses on Woodland Avenue, Ethan Allen and Elm Avenue. It is all privately owned but jointly cared for and used by neighbors and the larger public. It has mature trees, a host of wildlife including owls, fox and birds, and a stream.

The plan requires a very long driveway, known as a pipe stem drive, that is not in keeping with the surrounding houses and plans, which mostly are set near the streets to create this sylvan ravine. This proposed house would change the design of development in the area and the Woods will disappear. In addition, the environmental impact will be substantial with significant tree removal, disruption of wildlife habitat and impact on stream flow.

We understood staff and the Planning Board were not supportive of this bad idea when it was raised several years ago. We strongly urge you to reject this proposal.

Thank you for your consideration. We plan to listen to the Development Review Committee meeting, would like to request a meeting with staff to go over the application, will submit testimony and intend to speak at the Planning Board hearing.

Thank you for your consideration.

Meg Royce and Jimmy Daukas
7005 Woodland Avenue
301-9008-7824

From: [Clifford Schwartz](#)
To: [Bogdan, Grace](#)
Cc: lauriemazur@verizon.net; [Rick Bike Morgan](#); [Tim Male](#); [Jeff McQueen](#); [Barbara Rosenblatt](#); laurel.schwartz@gmail.com; [Rebecca Burton](#); [Cliff Schwartz personal](#)
Subject: Opposition to Vigers Addition
Date: Monday, July 13, 2020 10:47:30 AM

I apologize if this email is repetitive. Some addresses in the initial distribution were incorrect.
Cliff

> Dear Ms. Bogden,

>

> Good morning.

>

> I and my family have lived at 319 Ethan Allen Avenue, Takoma Park for over 15 years and our property is adjacent to the much loved and used Woodland Woods-Forest Park Ravine.

>

> As a home owner resident of Takoma Park and a concerned citizen for a healthy and environmentally conscious world, I want to voice my objection to the proposed altering of our beloved and environmentally supporting Woodland Woods-Forest Park Ravine, per plan #620200070, Vigers Addition at 415 hEthan Allen Ave, Takoma Park.

>

> My reasons go beyond that of just an invested Takoma Park home-owning resident who moved here to enjoy the healthful experience of living next to the Woodlands Woods-Forest Park Ravine. It goes beyond the love of walking through the pristine Ravine, soaking in the nature, the wildlife, the quiet, and the beauty that other residents enjoy as well.

>

> I am concerned that the environmental impact of building on and next to the Ravine will have additional adverse effects on our neighborhood, our City, and yes, on the World.

>

> We all (hopefully) know that our environmental health is in a delicate balance which is rapidly going downhill. Takoma Park has a long and dedicated history of trying to maintain all efforts to protect and preserve the environment. Other communities and cities are watching us. Takoma Park is known for being a large, environmentally conscious, environmentally educated group of "tree-huggers" who have instituted strict laws and regulations prohibiting even cutting down live trees on one's own property without the Arbiter's consent and unless that tree is an impending danger to people or a house.

>

> The Ravine and it's environs contributes to the tree canopy that reduces the urban heat island effect and adds oxygen to our air. The Ravine contributes to soaking up ground water and slows the rush of storm water into our creeks and rivers. The Ravine is a contribution to preventing climate change!

>

> Please don't let this happen.

>

> Sincerely,

> Clifford Schwartz

From: [Kelly O'Keefe](#)
To: [Bogdan, Grace](#)
Subject: Opposition to Vigers Addition
Date: Wednesday, July 15, 2020 12:45:34 PM

Ms. Bogdan,

I am a Takoma Park resident and writing in opposition to to plan number 620200070, Vigers Addition, at 415 Ethan Allen Avenue in Takoma Park.

Our own home is a few steps away from Forest Park and my children have spent years exploring the woods that are behind Mr. Viger's property. Today, my family and I continue to walk the dog in these woods and enjoy the woods.

My primary opposition to this proposed plan is the lack of planning. There are many houses with property that help create these woods and the stream, which is a forested protected area. If this individual is allowed to build this house and others will follow suit and then this is done without a holistic plan and the entire neighborhood then suffers those consequences of congestion, greater density, traffic etc. and we lose access to the woods. This exception could result in a large number of houses given the size of the land and the financial gain to build another house one's property.

One suggestion is to create a conservation easement for the land behind these houses, which would relieve the homeowners of a tax burden and acknowledge and formalize the public use of the forested land.

Kelly O'Keefe
603 Elm Ave
Takoma Park, MD 20912

From: [Nikolas Myint](#)
To: [Bogdan, Grace](#)
Cc: lauriemazur@verizon.net; [Mandi Booth](#)
Subject: Opposition to Vigers Addition
Date: Monday, July 13, 2020 9:29:31 AM

Dear Ms. Bogdan,

I am writing to join a number of neighbors of mine that have already written to you in opposition to the proposed Vigers Addition. They have captured the arguments for our opposition well, and I won't repeat them here other than to underline once more the irreplaceable value of an intact ecosystem that is at risk in the proposed plan. I am simply writing to add my voice to the many others with the request that you use the public trust with which our county government is endowed in this matter in a way that reflects the importance of the public resources at stake. I realize this is complicated by the fact that the resource described is located on parcels of what is shown on maps as private land. As a resident of Takoma but not on a property adjoining the woodlands, I wanted to confirm that we do indeed regularly use the woods for walks and explorations with our kids, and that it is land treasured by the community as a whole, not just the immediate neighbors.

I stand ready to answer any questions you may have, or to engage further on this issue.

Best,
Nikolas Myint
7004 Woodland Avenue, Takoma Park, MD 20912
202-910-8537

July 15, 2020

Ms. Grace Bogdan
Montgomery Planning Department , 8787 Georgia Ave
Silver Spring, MD 20910

Sent via email: grace.bogdan@montgomeryplanning.org

RE: Plan 620200070, Vigor's Addition

Dear Ms. Bogdan:

As residents whose property is part of a seven acre stretch of woods, which we and our neighbors have come to call *Woodland Woods*, we write to express concern about the proposal (Plan 620200070, Vigor's Addition) to subdivide and develop the lot at 425 Ethan Allen Avenue in Takoma Park. The plan is not compatible in anyway with the neighboring land owners' uses and threatens the integrity of one of the largest remaining pieces of contiguous older-growth wetland/forest in the area. As such, foxes, owls, threatened amphibians and other species important for the health of Takoma Park's urban forest live and breed here. Our backyard has become a haven for these species, and it is part of what makes our land valuable to us and to its actual market value.

Those of us whose land comprises this woodland have welcomed the community into our back yards for much longer than the 25 years that we have lived here. There is a trailhead into the space from Forest Park, and from our back deck and kitchen window we see people walk into the woodland with their dogs and young children from dawn to dusk. During the COVID-19 pandemic, we have seen a significant increase in use, seeing newcomers find refuge in the woods for meditation, for children to play safely, and exercise when there are no alternatives for many.

Since believe you have already heard from many of our neighbors on this topic, we simply wish to reiterate a few of the most significant reasons why the County should reject the plan to subdivide 425 Ethan Allen Avenue, as follows:

1) The house will have a long pipestem driveway, which is out of character with the neighborhood. If you approve this, are you saying that all the other neighbors can build pipestem driveways, including meandering, branching driveways that serve multiple houses? It seems like that would be the case.

2) The woods have remained undeveloped for more than 100 years with planned neighborhoods on both sides. Approving the Vigor addition would not be consistent with the County's previous position on the development of this neighborhood. If the County would like to open up the master planning of the area to the bigger question of whether to subdivide the woods, then that sort of process at least seems appropriate. But approving such a change that would radically

impact surrounding landowners for just one house seems extreme. While many of us would stand to gain significant financial benefit from a larger sub-division plan, we would still oppose it. We do not believe that one individual should therefore stand to gain financially when our holdings would in turn be diminished.

3) Maryland forest protection law is supposed to make clearing forest like this - in the middle of a forested area - difficult. The conservation easement, 6 feet from the house, would seem to violate the letter or spirit of that forest law and easement policy; the mitigation required for this kind of forest impact should be significant and should go beyond just the trees lost because it affects every part of the woods.

4) As referenced above, it seems like a disproportionate impact for at least five to 10 houses to see their property values diminished by having a house constructed in the middle of the back views of all of them, as well as to close off access to highly treasured recreational area. In fact, we know several individuals who now own land within the woods who watched and waited until property became available for purchase. This is prized property, because the woodland is intact.

Thank you for considering the points in this letter and others you may have received regarding this plan. We are happy to answer any questions and look forward to hearing that the County has rejected the Vigor's addition.

Yours sincerely,

Nina Smith
512 Elm Avenue
Takoma Park, MD 20912

202-441-6665

From: [Virginia Myers](#)
To: [Bogdan, Grace](#)
Subject: Plan 620200070, Viger's addition
Date: Wednesday, July 15, 2020 9:10:47 PM

Dear Ms. Bogdan,

I understand there are plans before you to build a house in an area that has truly become a neighborhood treasure, in a community that places a high value on trees and environmental sustainability. These woods are a short walk from my home and I have calmed my spirit countless times under their canopy. My children have explored there and my neighbors have taken great solace in the green space that supports an otherwise urban existence. Placing a large house in the midst of what has become a de facto sanctuary is questionable at best, and destructive at worst. Such an addition would alter the nature of this place profoundly, and threaten a rare, community-supported common space--I'm sure you are aware that neighbors whose properties back up onto the space have voluntarily agreed to keep it green.

I trust you will give serious consideration to input from others in the neighborhood who are more well-versed in the environmental impact of this project, and will leave it to them to bring up the most salient points around preserving wildlife, mitigating heat islands and the environmental value of maintaining a healthy forest. I will point out particularly, though, that taking down 20 trees, which I understand is part of the plan, is exactly the opposite of what the City of Takoma Park has been trying to do to save the tree canopy here and would be a sad move indeed.

Please work carefully with this project, and consider the terrible impact it will have here. I hope the Viger family can find another way to build, on the front of their lot or in another place entirely.

Virginia Myers, neighborhood resident since 2004

402 Circle Avenue, Takoma Park, MD 20912

From: [Mike Reust](#)
To: [Bogdan, Grace](#)
Subject: Public Comments Regarding Proposed Subdivision and Development in Takoma Park, MD [415 Ethan Allen Ave.]
Date: Sunday, July 12, 2020 2:39:32 PM

Dear Ms. Bogdan,

The following is my comment regarding Plan No. 620200070 (old number 720150050) for the proposed building of a single family house.

If the proposed subdivision and building plans meets all current zoning codes, this proposed development on private property should be allowed to proceed.

Regards,

Mike Reust
227 Park Ave.
Takoma Park, MD 20912

Ph 202-304-7273

From: [Joanne Royce](#)
To: [Bogdan, Grace](#)
Subject: RE: formerly preliminary plan #720150050 at 415 Ethan Allen Road, Takoma Park
Date: Friday, July 10, 2020 2:27:56 PM

Dear Ms. Bogdan:

My name is Joanne Royce and I live at 7013 Woodland Ave, Takoma Park, MD 20912, along with my husband, Peter J. Visclosky. Our home and property backs up on about 7 acres of delightful forest, and a narrow ephemeral stream. The proposed subdivision would result in a house being built in the middle of these woods.

I beg you to reject the application to build this proposed home in the middle of the community's beloved green space. Building such a home will open the door to further subdivision in the future and ultimately destroy this small but life-giving public patch of forest in the area. In addition to undermining the ecology of the small wooded area, building a home in the middle of the woods will most certainly undermine the property value of those whose homes, like ours, back up on the woods. The whole reason we purchased our home on Woodland Avenue was because of the woods behind the home.

Our community fought this plan years ago, succeeded in stopping the planned building and thought that would be the end of it. Apparently not. I beg you to reject the application and any application like it to build more homes in the middle of this vital green space.

Thank you for your consideration, Joanne Royce and Peter J. Visclosky

From: [Tom Di Liberto](#)
To: [Bogdan, Grace](#)
Subject: Support for subdivision at 415 Ethan Allen
Date: Wednesday, July 15, 2020 12:43:24 PM

Hi,

I am a resident near Forest Park in Takoma Park and a climate scientist. I'd like to offer my support for the subdivisions at 415 Ethan Allen.

As someone with two little children who like to hike through the woods (and streets) of our town, this proposal seems completely reasonable to me and will have a negligible impact on our climate and environment. Most concerns can easily be mitigated by stormwater management and the planting of trees. And from a climate perspective, this will likely have non-existent impact on the tree canopy and climate, and if housing increased in general in Takoma Park, would have a positive benefit by reducing suburban sprawl. I see no reason why it shouldn't move forward should it comply with all existing rules.

I hope that a few voices using misleading climate/environmental concerns do not stop this incredibly reasonable proposal that makes up only a tiny portion of the woods. The privilege of a few predominately white homeowners in expensive houses should not stop development.

Cheers,

A neighbor for more neighbors,

Tom Di Liberto

From: [Bogdan, Grace](#)
To: [Tim Male](#)
Cc: [Dickel, Stephanie](#); [Hisel-McCoy, Elza](#); [rosalindg](#); [Taddei, Kristin](#); [Gatling, Tsaiquan](#)
Subject: RE: 11/13/2020 Update: Vigers Addition Administrative Subdivision Plan 620200070
Date: Monday, December 28, 2020 8:56:00 AM
Attachments: [image002.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)
[image010.png](#)

The Category I easement was required due to the presence of high priority areas and forest retention. I have cc'd Tsaiquan Gatling, our Environmental Reviewer, who can better answer any technical questions related to Forest Conservation Law requirements.

Thanks,

Grace

From: Tim Male <timothymale@gmail.com>
Sent: Monday, December 21, 2020 11:43 AM
To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>
Cc: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; rosalindg <rosalindg@takomaparkmd.gov>; Taddei, Kristin <kristin.taddei@montgomeryplanning.org>
Subject: Re: 11/13/2020 Update: Vigers Addition Administrative Subdivision Plan 620200070

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Thanks Grace,

I'm really pleased with the outcome the county required/negotiated here. Can I ask a follow up: were the easements required because of the forest impacts of the new house and subdivision? I work on state forest conservation policy at a macro level and it clearly varies by county in terms of where 'no net loss' or something similar is being implemented. From this project, it looks like Montgomery County is trying to get much closer to that outcome.

Thank you!

Tim

On Mon, Dec 14, 2020 at 11:14 AM Bogdan, Grace <grace.bogdan@montgomeryplanning.org> wrote:

Hi Tim-

I apologize for my delayed response. It is my understanding that the County would not accept the Forest Bank easements due to the fact that we cannot accept voluntary easements, and the small size over multiple properties would cause enforcement issues. In the history of forest banks in the County, we've never managed a forest bank with multiple property owners and currently have no mechanism to track the

sale of credits from a bank over multiple properties. In terms of size requirements, there is a 1 acre minimum for an application to even be considered for forest banking, while most banks are much larger to allow for more credits to be sold to offset initial cost of establishing the bank. Forest conservation as a result of regulatory/development review is slightly different as the subdivision is required to be in conformance with the Forest Conservation Law, which prioritizes onsite protection when certain criteria exists (as is this scenario) and these easements differ in size requirements from forest banking.

I've cc'd Kristin Taddei who handles Forest Conservation programs for the County if you have any additional questions related to this.

Thanks,

Grace

From: Tim Male <timothymale@gmail.com>
Sent: Thursday, December 10, 2020 1:39 PM
To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>
Cc: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; rosalindg <rosalindg@takomaparkmd.gov>
Subject: Re: 11/13/2020 Update: Vigers Addition Administrative Subdivision Plan 620200070

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Thanks so much, Grace. I had simply missed that that part of the map was labelled 'Cat 2 easement.' Now it all makes sense.

Slightly different question unrelated to the project. When we and two other neighbors had pursued a query about getting the forested/wooded portion of our three lots that are adjacent to these easements on the proposed subdivision under conservation easement and so they could serve as a Forest Bank, we were rebuffed because they are too small. I'm trying to understand why the county would accept easements associated with this subdivision, but not on the adjacent chunks of forest. Seems like small property/enforcement concerns would be identical across them all.

Thanks!

Tim

On Wed, Nov 18, 2020 at 9:20 AM Bogdan, Grace <grace.bogdan@montgomeryplanning.org> wrote:

Good Morning Tim-

The Applicant proposes both category 1 and category 2 easements on the Property. The category 1 easement essentially follows the stream valley buffer onsite, and the category 2 easement is generally in the location of the originally proposed second lot (I believe the area in question below). This area proposed for the category 2 easement does not contain forest, however there are large trees in the area with steep slopes. The thought process behind differing easements is that category 1 easements are very

strict and do not allow the Property Owner much use of their Property, while category 2 easements will still allow the Property Owner to maintain and enjoy their yard, while restricting any construction and other activities that could damage trees. I've provided a link below that further explains forest conservation easements.

I hope this information is helpful to you, please let me know if you have additional questions.

Grace

<https://montgomeryplanning.org/planning/environment/forest-conservation-and-trees/conservation-easements/>

From: Tim Male <timothymale@gmail.com>

Sent: Tuesday, November 17, 2020 9:16 PM

To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>

Subject: Re: 11/13/2020 Update: Vigers Addition Administrative Subdivision Plan 620200070

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Grace,

Thank you for sharing this information. One thing I am trying to understand. There is a large area left out of the conservation easement that is proposed and behind the current house, in line with the driveway. Under the current code, is it allowed for a property owner to build a second large accessory dwelling unit on the same property as the current house that could be placed in that location?

Thank you,

Tim Male

On Fri, Nov 13, 2020 at 2:52 PM Bogdan, Grace <grace.bogdan@montgomeryplanning.org> wrote:

Good Afternoon-

You are receiving this email because you provided written comment to the proposed Administrative Subdivision located at 415 Ethan Allen Avenue. The Applicant has resubmitted the application in response to comments received from the Development Review Committee. The application and documents are available for viewing in the link below, please be sure to click on the drawings labelled "Final Revision".

The Project is still under review and there is no tentative Planning Board date set at this time.

If you have any additional questions, please feel free to contact me.

Sincerely,

Grace

Application materials: <https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=620200070&projname=Viger%27s%20Addition>



Grace Bogdan, AICP

Planner Coordinator, DownCounty Planning Division

Montgomery County Planning Department
2425 Reddie Drive, 13th Floor, Wheaton, MD 20902
grace.bogdan@montgomeryplanning.org
o: 301.495.4533



WE'VE MOVED!

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT
2425 REEDIE DRIVE, WHEATON, MD 20902