

## Item 4 - Correspondence

**From:** [Bogdan, Grace](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Neam, Dominique](#); [Folden, Matthew](#); [Dickel, Stephanie](#)  
**Subject:** FW: Attached Image  
**Date:** Tuesday, December 15, 2020 1:27:25 PM  
**Attachments:** [image003.png](#)  
[2020.12.15 Balconv no. 2.docx](#)  
[2020.12.15 Balconv with flower pot.docx](#)

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For item #4 on 12/17 PB agenda, they have requested this to be included with the previous letter sent on behalf of 4720 Chevy Chase Condominiums.

Dominique- please see below, there is a request for these to be displayed during public testimony.

Thanks,

Grace

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**From:** Sean Patrick Hughes <sphughes@mmcanby.com>  
**Sent:** Tuesday, December 15, 2020 12:52 PM  
**To:** Bogdan, Grace <grace.bogdan@montgomeryplanning.org>  
**Cc:** Jody Kline <jskline@mmcanby.com>; Sean Patrick Hughes <sphughes@mmcanby.com>  
**Subject:** RE: Attached Image

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

Hi Grace-

Would you please include these pictures with Jody's below previously submitted letter and/or allow it to be referenced and displayed by our client/residents during their testimony this Thur on Item 4?

Please advise.

Thank you,

Sean

**Sean Patrick Hughes**  
Attorney



200-B Monroe Street ■ Rockville, MD 20850  
T: 301.762.5212 ■ F: 301.762.6044

[website](#) | [vCard](#) | [confidentiality](#) | [email](#)

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**From:** Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)>  
**Sent:** Tuesday, December 8, 2020 11:05 AM  
**To:** Jody Kline <[jskline@mmcanby.com](mailto:jskline@mmcanby.com)>; Folden, Matthew <[matthew.folden@montgomeryplanning.org](mailto:matthew.folden@montgomeryplanning.org)>; Hisel-McCoy, Elza <[elza.hisel-mccoy@montgomeryplanning.org](mailto:elza.hisel-mccoy@montgomeryplanning.org)>; Dickel, Stephanie <[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>; Mencarini, Katherine <[katherine.mencarini@montgomeryplanning.org](mailto:katherine.mencarini@montgomeryplanning.org)>; Sherry Glazer <[sherry.glazer@gmail.com](mailto:sherry.glazer@gmail.com)>  
**Cc:** Harris, Patricia A. <[paharris@lerchearly.com](mailto:paharris@lerchearly.com)>; Sean Patrick Hughes <[sphughes@mmcanby.com](mailto:sphughes@mmcanby.com)>  
**Subject:** RE: Attached Image

Thank you, Jody. This will be included in the packet to the Planning Board.

Grace

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**From:** Jody Kline <[jskline@mmcanby.com](mailto:jskline@mmcanby.com)>  
**Sent:** Monday, December 7, 2020 7:40 PM  
**To:** Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)>; Folden, Matthew <[matthew.folden@montgomeryplanning.org](mailto:matthew.folden@montgomeryplanning.org)>; Hisel-McCoy, Elza <[elza.hisel-mccoy@montgomeryplanning.org](mailto:elza.hisel-mccoy@montgomeryplanning.org)>; Dickel, Stephanie <[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>; Mencarini, Katherine <[katherine.mencarini@montgomeryplanning.org](mailto:katherine.mencarini@montgomeryplanning.org)>; Sherry Glazer <[sherry.glazer@gmail.com](mailto:sherry.glazer@gmail.com)>  
**Cc:** Harris, Patricia A. <[paharris@lerchearly.com](mailto:paharris@lerchearly.com)>; Sean Patrick Hughes <[sphughes@mmcanby.com](mailto:sphughes@mmcanby.com)>  
**Subject:** FW: Attached Image

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

Please review the attached letter submitted on behalf of the Board and the residents of the 4720 Chevy Chase Drive Condominium regarding the applications related to proposed development at 4702 Chevy Chase Drive.

**From:** [no-reply@mmcanby.com](mailto:no-reply@mmcanby.com) <[no-reply@mmcanby.com](mailto:no-reply@mmcanby.com)>  
**Sent:** Monday, December 7, 2020 7:35 PM  
**To:** Jody Kline <[jskline@mmcanby.com](mailto:jskline@mmcanby.com)>  
**Subject:** Attached Image



**TREE BUFFER ON NOTTINGHAM ROAD  
TO BE DESTROYED BY DUPLICATE  
SIDEWALK TO NORWOOD PARK**

**(PHOTOS FROM THE REAR BALCONY OF A  
UNIT IN THE BUILDING-SUMMER 2019)**

**CHEVY CHASE DR. -SKETCH PLAN # 320210010  
& PRELIM PLAN # 120210010**



**TREE BUFFER ON NOTTINGHAM ROAD  
TO BE DESTROYED BY DUPLICATE  
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**(PHOTOS FROM THE REAR BALCONY OF A  
UNIT IN THE BUILDING-SUMMER 2019)**

**CHEVY CHASE DR. -SKETCH PLAN # 320210010  
& PRELIM PLAN # 120210010**



**From:** [Daniel Ben-Zadok](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Bogdan, Grace](#); [Mencarini, Katherine](#); [Dickel, Stephanie](#); [Folden, Matthew](#); [Joan Barron](#); [shelley \(WSC\)](#); [Isserman Jacob](#); [Janice Soreth](#); [Jorge Mariscal](#); [Shelley Rosenberg](#); [Michael Zajac](#); [Naomi Spinrad](#)  
**Subject:** 4702 Chevy Chase Drive - Residential comments for the record  
**Date:** Tuesday, December 15, 2020 5:09:40 PM

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

Dear Chair Anderson, Vice Chair Fani-Gonzalez, and Commissioners Cichy, Paterson, and Verma:

My wife and I are Chevy Chase residents writing about the proposed development at 4702 Chevy Chase Drive. We appreciate the Design Advisory Panel's (DAP) review of the prospective development and are excited about the investment being made. In addition, we commend the DAP around its recommendations for a pedestrian connector to the park and relocation the trash pickup location from the original proposal. These recommendations have mitigated the developer's initial intent to promote the "alleyization" of a small, secondary residential street frequented by families and residents who use it as a public entrance to Norwood Park ("Norwood").

There are the following outstanding issues pertaining to the loading dock and retention of parking spaces on the south side of Nottingham Drive ("Nottingham").:

- 1) The developer should enter a loading management agreement governing noise, traffic, and safety considerations on Nottingham. The developer has maintained that the loading dock will be infrequently used when really for a 70 unit building it will probably be heavily used. We request the developer now make an effort to reduce the risks around trucks barreling down a street used by pedestrians and children.
- 2) We have still not received a comprehensive truck turning analysis. We have received an October 2020 drawing with indications of trucks. We lack adequate confidence the trucks will clear full turns without "off-roading" on to residential lawns and public sidewalks. Please require the developer to do more analysis in this area.
- 3) We are concerned about the October 2020 drawing that states "on street parking will be finalized at the time of Right of Way permitting with MCPS." There should not be a reduction in parking because these are parking spaces for Norwood, which lacks parking. At the last DAP meeting, the developer stated that Norwood is not as crowded as Bethesda on a weekend pre-Covid. This is untrue. The park is overutilized and lacks parking for the number of users. On Nottingham, on-street parking is not critical to us as we park on our driveways. This is really about maintaining adequate public parking as the developer adds 70 more units in a building that will lack enough parking for its own residents.
- 4) We are excited about the pedestrian connector to the park but are concerned



about the loss of trees to clear a sidewalk. We hope there is a way to secure and retain these trees.

Thank you for consideration of these comments and concerns.

Sincerely,

Daniel Ben-Zadok and Shelley Rosenberg

CC: Grace Bogdan, Planning

Matthew Folden, Planning

Katie Mencarini, Planning

Stephanie Dickel, Planning Area 1 Regulatory Supervisor

Joan Barron, Co-President, CCWNA

Shelley Yeutter, Co-President, CCWNA

Jake Isserman, Janice Soreth, Jorge Mariscal,  
and Michael Zajac, Nottingham Drive residents

**From:** [Janice Soreth](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Bogdan, Grace](#); [Mencarini, Katherine](#); [Dickel, Stephanie](#); [Folden, Matthew](#); [Naomi Spinrad](#); [Joan Barron](#); [shelley \(WSC\)](#); [Jacob Isserman](#); [Jorge & Shannon Mariscal](#); [Shelley Rosenberg](#); [Michael Zajac](#); [msspin@hotmail.com](#)  
**Subject:** 4702 Chevy Chase Drive - Residential comments for the record  
**Date:** Tuesday, December 15, 2020 9:46:08 PM

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

Dear Chair Anderson, Vice Chair Fani-Gonzalez, Commissioner Cichy, Commissioner Paterson, and Commissioner Verma:

Thank you for the opportunity to comment on the application for the development of 4702 Chevy Chase Drive. I'm a Chevy Chase resident and homeowner on Nottingham Drive, in close proximity to Norwood Park, and applaud development that invests in Bethesda, enhances our community, and facilitates access to the park. Since a prior commitment will preclude my attending the December 17<sup>th</sup> sketch plan hearing, I wanted to submit my comments in writing for your consideration.

Dialogue to date with the applicant, the Design Advisory Panel, CCWNA and fellow Nottingham neighbors has been collaborative and constructive. We're grateful and pleased with the applicant's decision to extend the sidewalk on the north side of Nottingham from their property line to Norwood Park, to provide a pedestrian connector between Chevy Chase Drive and Nottingham Drive, to relocate trash pickup, and to add two condo unit entrances on Nottingham Drive to help integrate the complex with our Nottingham single-family homes on the south side.

There are, nonetheless, several outstanding issues that need to be addressed. If the sketch plan hearing is not the appropriate time to deal with these topics, I raise them here for the record and future discussion:

--[if !supportLists]-->1- <!--[endif]-->Moving truck turning analysis- The west end of Nottingham is a narrow cut-de-sac, prompting our request for a formal turning analysis. The applicant submitted a diagram to speak to our concerns, proposing to limit trucks to 30 feet, but it remains unclear what size moving truck could back entirely into the loading dock absent widening this portion of Nottingham Drive or eliminating public parking on the south side. (The limited on-street parking is used by Norwood Park visitors, guests of residents of Chevy Chase Drive and Nottingham Drive, and the general public.)

--[if !supportLists]-->2- A loading & delivery management agreement- This agreement should set the terms for moving in and out of 4702 Chevy Chase Drive and for major appliance and furniture deliveries to a condo building with 70 units. Details to be addressed include business hours of operation, minimization of idling on Nottingham, and no loss of parking spaces, ideally, on the south side of Nottingham. A drawing in the application documents accurately notes a current area near the Norwood Park entrance on the south side of Nottingham as "Parking Prohibited", but further states that "proposed improvements to Nottingham allow for adequate fire and rescue and on-street parking." Adequate fire and rescue and on-street parking are not defined.



--[if !supportLists]-->3- Preservation of the screen of evergreen trees is highly desirable when extending the sidewalk on the north side of Nottingham to Norwood Park, at the west end of Nottingham. These pine trees provide attractive greenery and privacy for residents on both Chevy Chase and Nottingham Drives, and we hope they can be preserved, or in worst case, replaced, in constructing the additional sidewalk.

Many thanks for consideration of these comments and concerns.

Sincerely,

Janice Soreth

4622 Nottingham Drive  
Chevy Chase, MD 20815

**From:** [Michael Zajac](#)  
**To:** [MCP-Chair](#); [Bogdan, Grace](#); [Mencarini, Katherine](#); [Dickel, Stephanie](#); [Folden, Matthew](#); [Naomi Spinrad](#); [Joan Barron](#); [Shelley Rosenberg](#); [Jacob Isserman](#); [Jorge Mariscal](#)  
**Subject:** 4702 Chevy Chase Drive - Residential comments for the record  
**Date:** Wednesday, December 16, 2020 9:16:30 AM

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

Dear Chair Anderson, Vice Chair Fani-Gonzalez, Commissioner Cichy, Commissioner Paterson, and Commissioner Verma:

I wish to address several comments and concerns related to the proposed redevelopment of 4702 Chevy Chase Drive (4702 CCD). My understanding of the proposed redevelopment is based on plans produced by the office of Lessard Design, and a turning radius plan study illustrated in a drawing produced by the office of GLW Planning Engineering Surveying, titled "SB-30 Truck Movement Exhibit" dated 08 October 2020. With the front door of my residence located less than 100 feet from the south facade of the proposed development, I truly appreciate the opportunity and privilege to submit my comments for review and consideration.

Before I highlight my comments, I wish to commend the design team on proposing a handsome, polished building composed of quality materials, with generous concessions to sustainability. I am pleased that they are asking for no zoning relief, and have incorporated some of the community's initial comments in the current proposed design, including a north/south pedestrian connector along the easement at the east and incorporation of an east/west sidewalk along the southern perimeter of the property which connects to Norwood Park. Such design elements will be a significant benefit to the many pedestrians who frequent Norwood Park. The design team has offered us a high level of professionalism and respect during multiple past meetings, and for that I commend them.

I wish to present my concerns related to the following provisions of the proposed design:

1. Moving truck turning radius study and impact on existing Nottingham Drive parking - I have reviewed the proposed SB-30 truck turning radius study drawing created by GLW, and a few things are unclear with respect to the impact on existing parking along the south side of Nottingham Drive. Although the drawing clearly captures the conditions with respect to existing parking signage, the proposed truck pathways appear to coincide with existing parking present along Nottingham Drive. Therefore it is not clear if their proposed turning radius study will require either temporary "no parking" signs to be placed along a portion of the 2-hour limit parking spaces immediately to the south of the loading dock entrance, or if they are proposing permanent "no parking" signage, which would forever eliminate several existing parking spaces. I am not in favor of any changes to the existing parking along Nottingham Drive - either temporary or permanent - to accommodate the trucks utilizing the loading dock. I've enjoyed watching the increased usage of Norwood Park during the ongoing pandemic, often resulting in overflow parking onto Nottingham Drive. Eliminating several parking spaces, even temporarily, would negatively impact the community's usage of Norwood Park. In addition, the proposed 4702 CCD development is located within the boundaries of the Bethesda Plan; the parking spaces along the south side of Nottingham Drive

are outside the boundaries of the Bethesda Plan and are located within Chevy Chase. I do not believe that redevelopment within the Bethesda Plan should result in changes to existing parking which is located outside the boundaries of the Bethesda Plan. Furthermore, the proposed 4702 CCD development is already lean on parking, with the proposed below-grade parking level providing fewer than one parking space per unit, no visitor parking, and no contractor parking. Therefore, if the 4702 CCD design team is unable to create a truck turning radius plan which results in no impact to existing parking along Nottingham Drive, then I suggest that the loading dock and associated truck turning radius either be relocated to the north facade, or shift northward several feet, which may require increasing the proposed 20' setback of the south facade several additional feet.

2. Loading dock delivery schedule and management agreement - I recommend that a very clear loading dock delivery schedule and management agreement be incorporated as a required provision of development approval. I recommend that the following provisions be included within the agreement:

- a. Establishing a clear truck size limit (SB-30 or smaller).
- b. Incorporating a no-idling provision when trucks are servicing the loading dock.
- c. Provide limits on the number of deliveries per day / per week. Ideally, I recommend that only one delivery per day be permitted.
- d. Establish limits on the hours of operation of the loading dock. Ideally, limit deliveries to Monday through Friday, 9 AM to 5 PM.
- e. Guarantee that deliveries will not result in temporary or permanent loss of parking along the south side of Nottingham Drive.
- f. Guarantee that trucks will not be permitted to park on Nottingham Drive for any amount of time - neither legally at open parking spaces nor illegally within traffic lanes or at the end of the street.
- g. Loading dock gates will be kept closed when not in use, and will be kept in good working order. Damaged gates will be promptly repaired.
- h. Surrounding area will be kept in good condition, with trash and debris promptly removed by 4702 CCD maintenance staff.

3. Existing trees coinciding with the new sidewalk - I remain supportive of the proposed new sidewalk along the north side of Nottingham Drive, extending westward from 4702 CCD to Norwood Park. However, this sidewalk extension appears to coincide with a row of tall existing trees, which currently provide privacy and separation between the western end of Nottingham Drive and the existing 4720 Chevy Chase Drive condominium building. At present there is uncertainty with respect to the future of these trees, as their location appears to coincide with the proposed new 6' wide sidewalk. There is also uncertainty with respect to who is responsible for maintaining these trees - the County, Parks, the 4702 CCD applicant, or the existing condo building at 4720 CCD. Therefore, I request that sketch plan approval be contingent upon requiring either retention of these trees, or that a similar "green screen" of landscaping be established between the sidewalk and 4720 CCD as part of sidewalk construction. If the responsibility for the existing trees falls with the County or Parks, then we ask that the trees be either maintained or restored. We do hope that the existing trees can be preserved as part of the sidewalk extension, perhaps even enhanced with additional landscaping as part of the work, as it will take many years for new trees to reach the height of the existing trees and offer the same level of privacy.

4. South facade setback - Although I realize the zoning provisions of 4702 CCD provides for a minimum 20' setback along the south property line, I do wish to recommend that consideration

be given to increasing this setback several additional feet, which would be more sympathetic to the existing setbacks of the single-family residences located along the south side of Nottingham Drive and reduce the perceived mass of the building as viewed from the south. Present facade setbacks measured from the existing south curb of Nottingham Drive are on the order of 35 feet to 40 feet. Front porch setbacks are on the order of 33 feet to 36 feet. Exterior front porch step setbacks are on the order of 27 feet to 31 feet. Requiring an additional 5' setback would go a long way to minimizing the imposing mass of the new building. Additional setback would also coincide with the 4702 CCD loading dock moving further to the north, benefitting the loading dock truck turning radius study and further reducing the possibility that the truck turning radius would negatively impact existing parking along Nottingham Drive.

Thank you for your consideration and for the opportunity to submit these comments and concerns.

Sincerely,

Michael D. Zajac  
4616 Nottingham Drive  
Chevy Chase, MD 20815

**From:** [Bogdan, Grace](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Neam, Dominique](#); [Folden, Matthew](#)  
**Subject:** FW: 4702 Chevy Chase Dr, P. Bd Item #4, Sketch Plan # 320210010 and Prelim Plan # 120210010  
**Date:** Wednesday, December 16, 2020 10:46:59 AM  
**Attachments:** [image003.png](#)

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Please see attached, additional images for Item 4, Chevy Chase Drive.

Grace

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**From:** Sean Patrick Hughes <[sphughes@mmcanby.com](mailto:sphughes@mmcanby.com)>  
**Sent:** Wednesday, December 16, 2020 10:28 AM  
**To:** Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)>  
**Cc:** Jody Kline <[jskline@mmcanby.com](mailto:jskline@mmcanby.com)>; Sean Patrick Hughes <[sphughes@mmcanby.com](mailto:sphughes@mmcanby.com)>  
**Subject:** RE: 4702 Chevy Chase Dr, P. Bd Item #4, Sketch Plan # 320210010 and Prelim Plan # 120210010

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

Good morning Grace-

My apologies- we have 4 more pictures (attached) we would like to submit, that we also hope can be available for viewing at the Meeting by Board, Staff, general public and our client/speakers.

Please confirm receipt and if they can also be passed along.

Thank you,

Sean

**Sean Patrick Hughes**  
Attorney



200-B Monroe Street ■ Rockville, MD 20850  
T: 301.762.5212 ■ F: 301.762.6044

[website](#) | [vCard](#) | [confidentiality](#) | [email](#)

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**From:** Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)>  
**Sent:** Tuesday, December 15, 2020 3:30 PM

**To:** Sean Patrick Hughes <[sphughes@mmcanby.com](mailto:sphughes@mmcanby.com)>

**Cc:** Jody Kline <[jskline@mmcanby.com](mailto:jskline@mmcanby.com)>

**Subject:** RE: Attached Image

Thanks, Sean. I have sent these on to the Chair's office and IT staff for this Thursday.

Grace

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**From:** Sean Patrick Hughes <[sphughes@mmcanby.com](mailto:sphughes@mmcanby.com)>

**Sent:** Tuesday, December 15, 2020 12:52 PM

**To:** Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)>

**Cc:** Jody Kline <[jskline@mmcanby.com](mailto:jskline@mmcanby.com)>; Sean Patrick Hughes <[sphughes@mmcanby.com](mailto:sphughes@mmcanby.com)>

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Please advise.

Thank you,

Sean

**Sean Patrick Hughes**

Attorney



200-B Monroe Street ■ Rockville, MD 20850

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**Sent:** Tuesday, December 8, 2020 11:05 AM

**To:** Jody Kline <[jskline@mmcanby.com](mailto:jskline@mmcanby.com)>; Folden, Matthew

<[matthew.folden@montgomeryplanning.org](mailto:matthew.folden@montgomeryplanning.org)>; Hisel-McCoy, Elza <[elza.hisel-](mailto:elza.hisel-mccoy@montgomeryplanning.org)

[mccoy@montgomeryplanning.org](mailto:mccoy@montgomeryplanning.org)>; Dickel, Stephanie

<[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>; Mencarini, Katherine



<[katherine.mencarini@montgomeryplanning.org](mailto:katherine.mencarini@montgomeryplanning.org)>; Sherry Glazer <[sherry.glazer@gmail.com](mailto:sherry.glazer@gmail.com)>  
**Cc:** Harris, Patricia A. <[paharris@lerchearly.com](mailto:paharris@lerchearly.com)>; Sean Patrick Hughes <[sphughes@mmcanby.com](mailto:sphughes@mmcanby.com)>  
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Thank you, Jody. This will be included in the packet to the Planning Board.

Grace

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**Cc:** Harris, Patricia A. <[paharris@lerchearly.com](mailto:paharris@lerchearly.com)>; Sean Patrick Hughes <[sphughes@mmcanby.com](mailto:sphughes@mmcanby.com)>  
**Subject:** FW: Attached Image

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Please review the attached letter submitted on behalf of the Board and the residents of the 4720 Chevy Chase Drive Condominium regarding the applications related to proposed development at 4702 Chevy Chase Drive.

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**To:** Jody Kline <[jskline@mmcanby.com](mailto:jskline@mmcanby.com)>  
**Subject:** Attached Image







REAR OF EXISTING TWO AND ONE-HALF  
STORY SINGLE FAMILY DWELLING WITH  
DECK AND PARTIAL BASEMENT AT 4720  
CHEVY CHASE DRIVE





TREE BUFFER ALONG WESTERN LOT  
LINE OF 4702 PROPERTY IMMEDIATELY  
ADJACENT TO 4720 CONDOMINIUM  
BUILDING DRIVEWAY





SIDEWALK ON THE NORTH SIDE OF  
NOTTINGHAM DRIVE  
CONNECTING TO NORWOOD PARK



**From:** [Robert Weinstein](#)  
**To:** [MCP-Chair](#)  
**Subject:** 4702 Chevy Chase Drive  
**Date:** Wednesday, December 16, 2020 11:19:24 AM

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

As a twenty year resident of 4720 Chevy Chase Drive, I'm going to keep my comments very brief. But please understand that brevity doesn't belie the intensity of my concerns. My wife and I live in one of the 3 bedroom corner units. We understand that we will immediately have our expansive views and ample natural light obliterated from our Master Bedroom, and that there's not much to be done about it. But to add further insult to injury by removing our beloved wall of trees that delineates the rear of our parking lot from Nottingham Drive is basically to rob us all the things that make our apartment and balcony such a pleasant experience. After twenty years, we honestly don't know if we'll stay or look to move elsewhere.

It would be greatly appreciated by the residents in our building if Parks and Planning can come up with something more attractive for us to gaze upon than another cement sidewalk, narrow strip of green and the occasional tree.

Respectfully,  
Robert Weinstein