

Item 7 - Correspondence

From: [Kathleen Wheeler](#)
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Subject: Sectional Map Amendment H-144 Ashton Village Sector Plan
Date: Tuesday, November 2, 2021 5:18:52 PM

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On Thursday, November 4, the Montgomery County Planning Board will consider approving the Sectional Map Amendment H-144 for the Ashton Village Sector Plan for submission to the District Council to implement the zoning recommendations contained in the 2021 Ashton Village Center Sector Plan.

Of particular interest to the residents of Ashton are the building heights allowed by the zoning included in the Sectional Map Amendment H-144. While we recognize the need to apply consistent zoning for an entire parcel, it is also important to note that the language of the Ashton Village Sector Plan limits the height to 40 feet along for buildings along Route 108 and New Hampshire Avenue for the parcels on the southeast corner of this intersection. While technically not part of the Sectional Map Amendment, it is important that it be part of any discussion of zoning with regard to the Ashton Village Sector Plan.

While we respect that the decision has been made to allow 45' heights that are inconsistent with the rest of the zoning for the village center, we nonetheless feel that the rationale for doing so was misguided. Similarly, the argument of topography was used to allow greater heights for the units being built at Ashton Market. The topography at Ashton Market is similar to that at the southeast corner of New Hampshire Avenue and Route 108. It does not diminish the building heights and the density of the housing units is not consistent with a rural village.

In the case of the development on the southeast corner, there is a curve in the road and the land does not fall off much at the southern edge of the property. So, unfortunately the building heights will be very evident as one approaches Ashton on New Hampshire Avenue.

Respectfully,

Kathleen Wheeler
President, Spring Lawn Farm HOA