

From: [Thompkins, Melissa](#) on behalf of [MCP-Chair](#)
To: [Thompkins, Melissa](#)
Subject: FW: Feb 24 Hearing regarding Plan #620190070
Date: Wednesday, February 23, 2022 8:25:57 AM

From: micale maddox <micalemad@gmail.com>
Sent: Tuesday, February 22, 2022 11:03 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: Feb 24 Hearing regarding Plan #620190070

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

To the Planning Board:

We are the homeowners that recently purchased the house at 10300 Naglee Road which is directly adjacent to the lots in question. If you refer to Figure 2 we are visible as we are the property adjacent to and downhill from 10304 Naglee Road. We are on the same side of the street and downhill from both lots in question.

We presently have runoff from rain and storms from next door that regularly flood our backyard from lack of proper draining. We are seriously concerned that an additional structure and its runoff from its roof and loss of groundcover to absorb some of the heavy rainfalls will cause major damage and possible flooding to our yard and house as well.

During any rain event, Naglee Road becomes a river of storm water. We have no curbs or sidewalks on either side of the street and we already fight erosion and drainage issues without an additional structure so close to our home.

The previous owner of both lots adjacent to ours knew full well that his lot was not buildable but now wants to cash in on higher property values at the potential peril to his neighbors downhill. The developer for the proposed lot 37 has built four homes around the corner on Rodney Road that apparently were approved but have experienced flooding problems, not dissimilar to our concerns. We want to officially put the people responsible for this action on notice that we are strongly opposed to this property lot change and will pursue any and all rights and remedies to protect our property.

Rosser and Micale Maddox
10300 Naglee Road
Silver Spring, MD 20903

From: [njinkeu](#)
To: [MCP-Chair](#)
Subject: Naglee RD Hearing
Date: Wednesday, February 23, 2022 11:34:51 AM

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Dear Sir/ Madam

We own the property at 10307 Naglee Rd, Silver Spring, MD 20903

We are writing this letter in response to your February 10/2022 Hearing Notice.

We have been experiencing difficulties over the years with too much water running through our property when it rains. We think that adding another house without first addressing this problem would make the situation worse.

Because of that, we are again creating another buildable lot in the designated area in the current conditions.

Thank you for understanding

Dominique & Marie Claire Njinkeu

From: [Gagne, Cybele J](#)
To: [MCP-Chair](#)
Subject: Plan number: 620 190070
Date: Wednesday, February 23, 2022 11:45:24 AM

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

Dear Mr. Anderson,

I heard about the planning board hearing for the proposed building on Naglee Rd only yesterday afternoon. Only the neighbors adjacent to the lot got notification; none of the other residents heard about it until yesterday, through word of mouth. (The notified neighbors presumed everyone on the street had received official notice.) As there are more people affected by the proposed building than the adjacent neighbors, it seems like notice should have gone out to everyone on the street.

With little time to study the plats and information, I feel unprepared to state more than opposition to building on the lot. It is too narrow to build.

Uh oh . We are having a fire drill at school where I teach and I need to xit the building. I know this is to be sent in before noon!

Cybele Gagne

Academic Instruction/Focus Teacher
Rock View ES

From: [Sally Gagne](#)
To: [MCP-Chair](#)
Subject: Proposed building site on Naglee Road, off New Hampshire Av
Date: Wednesday, February 23, 2022 11:19:21 AM

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

To Members of the Board:

I'm writing to meet your noon deadline for written comment on a proposed house to be built on a narrow lot on Naglee Road.

I heard about the deadline for comment only this morning, and need more time than I have to get all facts straight. But in general I feel that a regulation governing lot size and building height is made for good reason and should be respected. Is there a particular reason it makes sense to exempt this property from the ruling? None that I know of. Therefore I oppose approval of the house.

Sally Gagné
606 St. Andrews Lane
Silver Spring, MD 20901

From: [Gagne, Cybele J](#)
To: [MCP-Chair](#)
Subject: Re: Plan number: 620 190070
Date: Wednesday, February 23, 2022 12:31:21 PM

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

Mr. Anderson,

I'm sorry about the abrupt ending to my last email!

I'll continue here, and hope that a few extra minutes late will be okay.

The latest addition is below, in black.

Thank you.

Continued, from the paragraph below, AFTER the fire drill:

With little time to study the plats and information, I feel unprepared to state more than my opposition to building on the lot. The lot is too narrow, and concessions shouldn't be made just so a (less than full) lot can be built upon. Redrawing a jagged line to work around someone's existing garage is ridiculous. I cannot think of a reason why building on this lot, when it has been deemed unbuildable at least twice in the last few years, should be considered exempt from the regulation now.

We have drainage problems in that specific area on our street; with development it will only become worse, causing flooding during heavy rains and more slick ice stretching across the slope in winter.

Sincerely,

Cybele Gagne

10404 Naglee Road

Dear Mr. Anderson,

I heard about the planning board hearing for the proposed building on Naglee Rd only yesterday afternoon. Only the neighbors adjacent to the lot got notification; none of the other residents heard about it until yesterday, through word of mouth. (The notified neighbors presumed everyone on the street had received official notice.) As there are more people affected by the proposed building than the adjacent neighbors, it seems like notice should have gone out to everyone on the street.

With little time to study the plats and information, I feel unprepared to state more than opposition to building on the lot. It is too narrow to build.

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