

## Item 5 - Correspondence

**From:** [Kathleen Hill](#)  
**To:** [MCP-Chair](#)  
**Subject:** Hearing on 3/17/22 on Park Montgomery H-140  
**Date:** Wednesday, March 16, 2022 12:14:37 AM

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

This written testimony concerns the harm that this project will cause to the people of modest means who own units in the condominium building (“Pineway Towers”) next door to the proposed new building.

So far, these effects have been minimized, misrepresented or ignored by the corporation which is proposing this project, and the planning board has followed the developer’s lead.

The simple fact is that this building will be much too close to its neighbor, especially considering its height and width (and the character of the neighborhood that it is in), and should not be allowed simply because the developer can save the cost of buying new land (and avoid damaging the value of their own building by putting a new structure in front of its windows) at the expense of condo owners who can’t afford to fight back the way another wealthy landlord could.

I and others have raised these issues, but they never seem to have been seriously considered even though the arguments presented by the developer in response are extremely weak.

They claim that “the new building will not block any views or vistas from Pineway Towers” because the condominium is on higher ground and is 13 stories tall, as well as because the condo building already overlooks the existing high rise, but this is completely preposterous: the difference in elevation is minimal, the existing high rise is much narrower and further away—and the residents of Pineway Towers do not live on the roof of the building.

The actual reality is that a significant portion of the people who bought homes at Pineway will end up having almost no views at all except of the 90-foot walls right on the edge of the property line. Their property values will indeed be lowered because of the reduction in quality of life, but along with that comes the destabilization caused by so many units that are no longer desirable as long-term homes turning into high-turnover rentals.

They also never mention the trees that grow between the two properties and provide more pleasant surroundings for residents of both; they may not be officially condemned, but they are unlikely to survive the construction project.

They say that their proposal conforms to the Long Branch Sector Plan. That plan doesn’t show anything like the unpleasant situation that will be inflicted on the residents of the condo building. It shows new buildings in places where the windows get sunlight.

They have also said that this is consistent with the character of the neighborhood. They can’t provide one example of a home in this neighborhood where every window faces a seven-story building that is that close to it, because the neighborhood is nothing like that.

This developer presents itself as some sort of group of do-gooders who want to help people, but they apparently have no concern for the moderate-income people who have managed to buy their very modest homes next door.

I realize that they have successfully dismissed Pineway Towers as insignificant for quite a while now, but the building that they propose doesn’t belong where they want to build it and I would ask that you tell them they should put it somewhere else.

Thank you for your consideration.

Kathleen Hill

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**From:** [Denise D. Monroe](#)  
**To:** [MCP-Chair](#)  
**Subject:** Re: Opposition to Park Montgomery Sketch Plan No. 320220030 & Site Plan No. 820220020 Regulatory Extension Request No. 2  
**Date:** Wednesday, March 16, 2022 12:26:08 AM

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**Meeting Date: March 17, 2022**

Dear Chair Anderson:

I am writing this email to represent the Pineway Towers Condominium, Inc. (the "Condominium"). The Condominium is comprised of 143 privately owned condominium units and is governed by a Board of Directors (the "Board"). The Condominium is located at 8830 Piney Branch Road, Silver Spring, Maryland 20903 (the "Condominium's Property") has been there for or about fifty-two years.

As the Board President, I am writing this email to represent the owners of Pineway Towers Condominiums to **oppose** the Applications request that was submitted by Park Montgomery to construct a new multifamily affordable housing building up to 94,481 square feet for up to 76 units with structured parking, with an existing 143,526 square foot multifamily building with up to 141 units to remain onsite. CRTF-1.6, C-0.0 R-1.6 H-140', 3.45 acres; located at 8860 Piney Branch Avenue approximately 900 feet east of University Boulevard; 2013 Long Branch Sector Plan. Pursuant to plans submitted by Park Montgomery, they plan to construct a new five-story apartment building on their site, which is adjacent to the Condominium's Property which would increase the density on the site. Furthermore, Park Montgomery plans to construct their new apartment building over top of a reconstructed two-story concrete parking garage. There are concerns from owners of the Condominium who have been around long enough to remember what major construction near or around the Condominium brings. The first concern is that any major digging or disturbance to the ground will uproot rodents as in the past and cause a rodent infestation. Second, looking at our most recent reserve study, I can be nothing but concerned that construction on your property next door will possibly cause structural weakness or damage to the Condominium's property. Additionally, the new seven-story building will block views and vistas that owners and residents in the Condominium have typically enjoyed for decades. Based on these concerns, the Board of Directors for the Condominium opposes Park Montgomery's Applications request and respectfully requests that the Montgomery County Planning Board reconsider its application.

The Board of Directors and several unit owners and residents of the Condominium are greatly concerned about the negative impacts which Park Montgomery's proposed new apartment building will have upon adjacent properties, the area, the views, and vistas that will be eliminated, the higher density of apartment units on their site, and the potential impacts on the structure of the Condominium's building.

It would be appreciated if Park Montgomery would attempt to consider any of the Condominium's concerns about the location of their proposed new apartment building or the negative impacts it will have upon the adjacent Condominium Property.

On behalf of the Condominium's Board of Directors, I respectfully request the opportunity for our attorney, Sean Sehar to be heard and to testify during the March 17, 2022, meeting of the Montgomery County Planning Board, and all future meetings concerning this matter. Additionally,

please consider this letter as written comments and the Condominium's opposition to the above referenced Applications request submitted by Park Montgomery.

If you have any questions, please do not hesitate to contact me via email or by phone. Thank you for your consideration.

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