

Item 7 - Correspondence

From: [Miranda Katsoyannis](#)
To: [MCP-Chair](#)
Subject: Lot 23 Willerburn Acres
Date: Monday, July 18, 2022 12:04:21 PM

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Chair Casey Anderson
Montgomery County Planning Board
2425 Reddie Drive
Wheaton, MD 20902

Dear Chair Anderson:

We are writing today to express our deep concern and sadness with the proposed plan to subdivide a property where there is currently one home, to build two homes (on single family home Lot 23) in what appears to be a congested plan, located next-door to our home (Lot 22, BlockA Section 2). We note that the spacing of these two proposed homes does not conform to the spacing of houses in the neighborhood.

As we have stated in the past when asked by Dewberry (12/27/21) and then again to Mark Etheridge (Montgomery County/storm drainage 1/10/22), we object to any proposal that results in higher home(s) elevation, the removal of countless mature trees, the probability of drainage problems and soil erosion, and the congestion on a property that would not conform to the neighborhood. The property in question is on a steep slope and we assume for two houses to be built on a half acre lot, the land would have to be leveled. While our concerns center on the impact of the water flow, flooding, erosion and privacy, it was unclear from the 07-ADSUB-620220010-004 drawings that we reviewed, if the proposed storm drain / runoff structures would be within the project boundary or impact our property.

We have asked for a clear document with a list of potential impacts to our property during and after construction, including but not limited to: privacy, water/drainage, safety (e.g. fence for our current pool), surrounding road structure, landscaping, etc. We have these concerns as we have undertaken remediation efforts to deal with water issues at the shared fence line on our property in the past. Runoff has been considerable and we have created a Riverstone pathway to channel water away from our property. This pathway has been compromised after severe rains and flood already. We were required to invest considerable resources to once again remediate water and erosion away from our property into the storm drain.

We also have concerns about mature trees that would be removed. These trees are over 55 years old and provide both beauty and privacy, one of the main reasons we purchased our home 24 years ago. The total neighborhood landscape will be degraded with the removal of these trees, and we will have a direct view of a congested property with two mega houses. We value our privacy and beautiful neighborhood. The proposed plan on the lot does not conform to the rest of the neighborhood, and we along with our neighbors would be negatively impacted.

We will note that for over three years the home on the property (Lot 23) has been left abandoned. No one has lived in it, and maintenance has been minimal. The county has inspected and certified 10 issues of concern for remediation already. Everyone should have the opportunity to afford a home in the place they so desire, but in this case, the investor (never lived here) put his greed before any consideration of neighborliness or conservation. We would be happy for one home to be built responsibly in its place. We fear our quality of life will be impacted negatively. Does anybody in Montgomery County really care for us - the residents and our neighborhood? Would you, Chair Anderson, appreciate a serene tree view scenery replaced with aluminum and brick?

Thank you for the opportunity to provide our comments.

Sincerely,

Miranda G. Katsoyannis

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