

**From:** ADRIENNE RIS

**To:** Dickel, Stephanie; Gatling, Tsaiquan; Peck, Stephen; Bogdan, Grace

**Cc:** Shlomo Weinstein; Patrick Reilly; Hisel-McCoy, Elza; Staciech@me.com

**Subject:** Re: 7611 Fairfax - Forest Conservation Easement-Plan 620230060

**Date:** Friday, December 30, 2022 12:53:45 PM

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

To all this may concern:

Upon closer look at the plans submitted by Surfside Development/ Oliver Carr for subdivision of 7611 Fairfax Road, I have an additional concern re the FC Easement that I did not previously express in my request for an Open Meeting before the Board.

I am very concerned that with the allowance of the proposed subdivision of the property, the second home to be built will be **so close** to the Forest Conservation easement that it **will negatively impact the integrity of that easement**. As is the case now, there has been lawn established within the easement and trees and understory shrubbery removed. This was not to be allowed. That must be rectified as well with Re-Foresting the FC Easement with Native Trees .

I do understand that there is no legal requirement for a setback from the easement. However, in the **Spirit of Preserving and Conserving Forested Land** in Urban and Semi Urban areas of the County, there should be mandated by the Board, as a condition of any subdivision, that a wider lawn area between any proposed new house and the Conservation Easement be agreed to and written into the Board's Formal Agreement to a sub-division and that Re Foresting of the Easement be also mandated as a required condition for Sub division.

I am again requesting an Open Meeting before the Planning Board so that comments as well as any and all objections to the proposed subdivision of 7611 Fairfax Road Bethesda can be heard and discussed by the full Planning Board.

Thank you,

Adrienne Ris  
5219 Moorland Lane  
Bethesda 20814  
Cell: 301-254-2390

**From:** ADRIENNE RIS <[waderis@aol.com](mailto:waderis@aol.com)>  
**Date:** Wednesday, January 4, 2023 10:50:38 AM  
**To:** Oliver Carr <[ocarr@carrprop.com](mailto:ocarr@carrprop.com)>  
**Cc:** Gatling, Tsaiquan; Bogdan, Grace; Dickel, Stephanie; Peck, Stephen  
**Subject:** Re: 7611 Fairfax - Protecting the Conservation Easement

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

Happy New Year, Oliver. Thank you for the very nice bottle of wine that you left at my house.

When you and I walked the property together, I expressed my appreciation for your decision to not seek to try to extinguish the Forest Conservation Easement as well as my strong interest and desire in having that easement reforested with native trees and shrubs. I may have mentioned trees such as Dogwoods, birches, beech trees, elms, Redbuds and Yellowwoods. So much native stock has been taken down or lost in the easement in the 25 years that I have lived next door. The result has been non native Japanese Holly opportunistically taking over and growing very tall and wide and the resulting decline of the number and variety of birds nesting in the Easement.

The Setback: At the same time of our walkabout, I told you that I was quite concerned about the close proximity to the FC Easement of the proposed second house and what a new homeowner might do despite your, the builder's, stated intentions. In my opinion, 8 (Eight ) feet is just too close. The purchaser of a many million dollar home is undoubtedly going to want to have real and usable space on the non driveway side of his/her house. I do not want to be in the untenable position of safeguarding the boundaries of this Forested easement which is of such value in our semi-urban area.

While I believe that a setback of the proposed new house from the easement should be 20 ( Twenty) feet, I would accept the 15 ( Fifteen ) foot setback of the proposed new house from the Forest Conservation Easement that the Montgomery County Planning Board Staff supports. I believe that a Fifteen foot setback of the house is a good compromise and would hopefully provide good enough protection for the preservation of the boundaries of the easement.

In sum, I am pleased that you are committing to reforesting the Forest Conservation Easement but I cannot support an Eight (8) foot setback of the new house from the FC Easement. I would accept the Fifteen Foot set ack from the Easement that the Planning Board Committee supports.

Best wishes,  
Adrienne Ris

**From:** ADRIENNE RIS <[waderis@aol.com](mailto:waderis@aol.com)>

**Date:** January 5, 2023 at 1:50:08 PM EST

**To:** Oliver Carr <[ocarr@carrprop.com](mailto:ocarr@carrprop.com)>

**Cc:** "Dickel, Stephanie" <[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>, "Gatling, Tsaiquan" <[tsaiquan.gatling@montgomeryplanning.org](mailto:tsaiquan.gatling@montgomeryplanning.org)>, Jared Carhart <[jcarhart@casengineering.com](mailto:jcarhart@casengineering.com)>, [grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org), Stephen Peck <[stephen.peck@montgomeryplanning.org](mailto:stephen.peck@montgomeryplanning.org)>

**Subject: Re: 7611 Fairfax - Proposed Administrative Subdivision**

To All Whom This May Concern:

Oliver Carr's email of today at 11:13am ( see below ) was premature in its conclusion to you and mischaracterizes the extent of what I agreed to in my response to him yesterday regarding his query re the setback from the FC Easement and the reforestation of the Easement.

I find his agreement on the 15 foot setback and the reforestation satisfactory and I am pleased by his willingness to compromise on the setback. But I and my neighbors have other significant concerns about what will be radical changes to this pastoral property. *I responded to him Solely and Specifically on the depth of the setback and the reforestation, not on any other concern.* This does not imply a full agreement on the subdivision proposal, only on those two items. I wrote as such to him yesterday and copied you all.

As I have written and detailed previously to the Planning Committee staff, I and my neighbors have a number of serious concerns about Oliver Carr's proposal for the subdivision of the property, not solely about the reforestation and setback of a new house from the easement, which are both highly important, but not the sole concerns.

I am currently at work and apologize that I do not have the time to look back at my relevant emails to give you the exact references. Briefly, these concerns are, but are not limited to, large caliper important trees that are scheduled to be removed for various reasons which include the proposed placement of the addition to the manor house, storm water management, the additional cut out driveway apron and a very large amount of what looks to be impervious driveways and hardscape,etc.

To re-state, Mr. Carr's characterization of my emailed agreement was incorrect. He made a very big leap that was not to be inferred by my response to him. To be clear, I am very pleased about the 15 foot FC setback and the reforestation but have continued important concerns about the proposal, many of which were addressed in Tuesday's Committee Hearing.

Sincerely yours,

*Adrienne W. Ris, LICSW  
5219 Moorland Lane  
Bethesda 20814  
301-254-2390*

**From:** ADRIENNE RIS <[waderis@aol.com](mailto:waderis@aol.com)>

**Date:** January 12, 2023 at 12:17:08 AM EST

**To:** "Gatling, Tsaiquan" <[tsaiquan.gatling@montgomeryplanning.org](mailto:tsaiquan.gatling@montgomeryplanning.org)>

**Subject:** Re: plan #620230060 7611 Fairfax Rd Bethesda 20814

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

Mr. Gatling,

Thank you very much for your reply with the information that I requested. I appreciate it.

Are the Resubmission dates committee hearings or is this for information to be reviewed by the committee in the office?

A couple of neighbors wanted to send in concerns that they have about the request to remove the permit parking requirement and asked me if it was too late for them to weigh in. I did not know the answer. Would you advise me on that so that I can tell them? Frankly, I did not realize that Mr. Carr had asked for the permit parking to be removed and I certainly object to it as it affects me mightily. As I have a very long uninterrupted stretch of land from the corner to the subject property, it was prime territory to park. Prior to that restriction being instituted, big trucks would idle right outside my bedroom window starting about 6:30 in the morning and continue all day long, one truck after another. Air pollution, noise pollution and interfering with neighborhood parking.

Looking forward to your reply.

Sincerely yours,

Adrienne Ris  
301-254-2390

**From:** [Amy Young](#)  
**To:** [Gatling, Tsaiquan](#); [Peck, Stephen](#); [Dickel, Stephanie](#)  
**Subject:** The One Acre Property at 7611 Fairfax Road, Edgemore Neighborhood  
**Date:** Friday, January 13, 2023 4:48:16 PM

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Dear Madam/Sirs:

I understand that the large one acre property at 7611 Fairfax Road in Edgemore has been sold and the new owner is petitioning the County to subdivide it.

In addition to the unwelcome prospect that sanctioning a subdivision might well start a trend, I am very concerned that the new owner intends to take down a number of old and very large trees. Beside adding beauty and charm to the neighborhood, these trees provide shade and shelter for birds and other woodland animals.

Some of the trees scheduled for removal have diameters of well over 30", one or two have 41." It will take decades to replace them. If the trees were diseased or posed any danger, that would be a different story. But what a shame to destroy such natural beauty just to accommodate an addition onto an existing house.

Thank you for your kind consideration of this matter.

Sincerely,

Amy Young, Esq.  
7112 Exfair Road  
Edgemore

**From:** Shlomo Weinstein <[shlomo\\_w@hotmail.com](mailto:shlomo_w@hotmail.com)>

**Sent:** Sunday, July 31, 2022 10:41:36 PM

**To:** Peck, Stephen <[stephen.peck@montgomeryplanning.org](mailto:stephen.peck@montgomeryplanning.org)>; [mcp-forests@mncppc-mc.org](mailto:mcp-forests@mncppc-mc.org) <[mcp-forests@mncppc-mc.org](mailto:mcp-forests@mncppc-mc.org)>; MCP-InfoCounter <[MCP-InfoCounter@mncppc-mc.org](mailto:MCP-InfoCounter@mncppc-mc.org)>; Marnie Weinstein <[marnie@wec.education](mailto:marnie@wec.education)>

**Subject:** 7611 Fairfax - Montgomery County Forest Conservation

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

Hello Mr. Peck,

My name is Shlomo Weinstein. I'm copying the email address you referenced in the MC Forest Conservation video you were in. I'm glad MC made this video. It was a great way to educate myself on the different types of easements in MC.

My wife Marnie and I live at the following address:

Shlomo and Marnie Weinstein

7613 Fairfax Road  
Bethesda MD 20814  
202-230-7659 (C)  
[shlomo\\_w@hotmail.com](mailto:shlomo_w@hotmail.com)

My neighbor recently sold her lot to a developer.

7611 Fairfax Road  
Bethesda MD 20814

The real estate agent for the new owner / developer said the developer plans to renovate the existing home and build a new home on the vacant lot. The vacant lot has a Category 1 Forest Conservation easement.

I'm reaching out to you and your department in hopes that I can find out what steps my neighbors and I will need to take to prevent the Forest Conservation Easement from being removed.

I attached some information I downloaded from the MCFC website. Please feel free to call or email me to discuss what steps we need to take.

**From:** Shlomo Weinstein <[shlomo\\_w@hotmail.com](mailto:shlomo_w@hotmail.com)>

**Sent:** Tuesday, December 6, 2022 8:39 PM

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

**Cc:** Peck, Stephen <[stephen.peck@montgomeryplanning.org](mailto:stephen.peck@montgomeryplanning.org)>; Dickel, Stephanie <[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>; Hisel-McCoy, Elza <[elza.hisel-mccoy@montgomeryplanning.org](mailto:elza.hisel-mccoy@montgomeryplanning.org)>; [waderis@aol.com](mailto:waderis@aol.com)

**Subject:** Re: 7611 Fairfax - Montgomery County Forest Conservation

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

Hello Grace, Stephanie, and all,

I'm following up on my and Adrienne's inquiry from a few months ago. You all advised us on holding off on questions until a Development Application (DA) was submitted for 7611 Fairfax. A DA sign was posted this past week; the plan number is 620-230-060. Adrienne lives on the east side and my family lives on the west side of 7611 Fairfax. The conservation easement backs into Adrienne's property.

We learned a few things about the property since we last exchanged emails. The new owner lives in our neighborhood. He is a developer and does not plan to move into the home or either of the lots, he would like to create. Both homes will have a target price between \$5m and \$7m.

Adrienne, my family, and several other neighbors are opposed to the property losing the 8,880 square feet of Forest Conservation Easement. We also prefer that only one house to be allowed on the land.

Can you please advise us on how we can provide our formal input opposing the lot being split. Additionally, since the new owner is a neighbor that lives about a block away from us, a couple neighbors asked if they submit their opposition will their names stay private with Montgomery County or will their information be shared with the new owner.

Thank you for your time and consideration.

Shlomo Weinstein  
7613 Fairfax Road  
Bethesda MD 20814  
202-230-7659 (C)  
[shlomo\\_w@hotmail.com](mailto:shlomo_w@hotmail.com)

**From:** Shlomo Weinstein <[shlomo\\_w@hotmail.com](mailto:shlomo_w@hotmail.com)>  
**Sent:** Tuesday, December 13, 2022 4:19 PM  
**To:** Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)>  
**Cc:** Peck, Stephen <[stephen.peck@montgomeryplanning.org](mailto:stephen.peck@montgomeryplanning.org)>; Dickel, Stephanie <[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>; Hisel-McCoy, Elza <[elza.hisel-mccoy@montgomeryplanning.org](mailto:elza.hisel-mccoy@montgomeryplanning.org)>; [waderis@aol.com](mailto:waderis@aol.com) <[waderis@aol.com](mailto:waderis@aol.com)>; [Staciech@me.com](mailto:Staciech@me.com) <[Staciech@me.com](mailto:Staciech@me.com)>  
**Subject:** Re: 7611 Fairfax - Montgomery County Forest Conservation

Hello Montgomery County Planning Reps,

Thank you so much for your assistance navigating the Development Application (DA) process.

I'm copying Stacy Christopher. Stacy and her family live at 7612 Fairfax Road, directly across the street from 7611 Fairfax Road. Her family is also very concerned with the DA to split the lot into two properties which will disrupt water irrigation, create more driveway asphalt, removal of 100+ year-old trees, increase traffic, create more curb cut-outs and drastically change the appearance of the neighborhood block.

I'm also copying Partick Rielly. The Rielly's property is on 5610 Wilson Lane. Their property is also connected to 7611 Fairfax.

Stacy would also to know the process for her to write a formal letter voicing her protest. Can someone from this group please provide directions for how she can proceed.

Thank you so much for your time.

Best,

Shlomo Weinstein  
7613 Fairfax Road  
Bethesda MD 20814  
202-230-7659 (C)  
[shlomo\\_w@hotmail.com](mailto:shlomo_w@hotmail.com)



**From:** Shlomo Weinstein <[shlomo\\_w@hotmail.com](mailto:shlomo_w@hotmail.com)>

**Sent:** Thursday, January 5, 2023 3:56 PM

**To:** ADRIENNE RIS <[waderis@aol.com](mailto:waderis@aol.com)>; MCFC Stephanie Dickel <[stephanie.dickel@montgomeryplanning.org](mailto:stephanie.dickel@montgomeryplanning.org)>; Gatling, Tsaiquan <[tsaiquan.gatling@montgomeryplanning.org](mailto:tsaiquan.gatling@montgomeryplanning.org)>; Jared Carhart <[jcarhart@casengineering.com](mailto:jcarhart@casengineering.com)>; Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)>; MCFC Stephen Peck <[stephen.peck@montgomeryplanning.org](mailto:stephen.peck@montgomeryplanning.org)>

**Subject:** Re: 7611 Fairfax - Proposed Administrative Subdivision

Hello all,

I would like to thank the MC Planning Board and Mr. Carr for their willingness to accommodate the neighbors of 7611 Fairfax. Mr. Carr and I had a good conversation prior to the holidays regarding his plans for 7611 Fairfax.

If the board does approve a driveway along the property line between 7611 Fairfax and 7613 Fairfax, I would like to ensure the new hardscape / driveway is constructed of pervious material. The previous owner of 7613 Fairfax, Joan Lipnick (my mother-in-law) and 7611 Fairfax, Kitty Hempstone planted trees between the two properties for storm-water management.

I would like to ensure that water mitigation plans is in place for the water run-off. Our two homes were built very close together; I think it will be important to replant vegetation along the new driveway for water mitigation and to add a fence between the two properties to conceal the driveway.

Thank you for your consideration.

Best,

Shlomo Weinstein  
7613 Fairfax Road  
Bethesda MD 20814  
202-230-7659 (C)  
[shlomo\\_w@hotmail.com](mailto:shlomo_w@hotmail.com)