

Item 5 - Correspondence

From: [Shlomo Weinstein](#)
To: [Gatling, Tsaiquan](#); [MCP-Chair](#); [Marnie Weinstein](#)
Subject: Re: 7611 Fairfax #620230060 Proposed Administrative Subdivision
Date: Wednesday, July 12, 2023 11:29:07 AM
Attachments: [7611 Fairfax 2023 Subdivision Appl email.docx](#)

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

Resending with attachment. I forgot to add a section about two vs four driveways.

July 10, 2023

Subject: 7611 Fairfax - Proposed Administrative Subdivision
7611 Fairfax #620230060 Proposed Administrative Subdivision

Reference Property

7611 Fairfax Road Bethesda MD 20814
#620230060 Proposed Administrative Subdivision

MCPD POC

Tsaiquan Gatling
Planner III, DownCounty Planning
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Tsaiquan.Gatling@montgomeryplanning.org
MCP-Chair@mncppc-mc.org
p: 301.495.2116

Neighbor

Shlomo and Marnie Weinstein
7613 Fairfax Road
Bethesda MD 20814
202-230-7659 (C)
shlomo_w@hotmail.com

Mr. Tsaiquan Gatling and Montgomery County Planning Board

Per our conversation I am providing written comments for the property located at 7611 Fairfax Road, Proposed Administrative Subdivision Plan #620230060 to be transmitted to the Montgomery County Planning Board Hearing scheduled for July 13th.

1. The developer is planning to put a very long driveway and build a three-car garage between 7611 and 7613 Fairfax Road
 1. Per the [R-60 Zone, Standard Method Development Standards](#), I would like to request a 25-foot setback for each of the two homes rear /side yards. (25+25=50) feet.

2. Currently when it rains the area between our homes becomes extremely saturated. The developer will need to remove several large mature trees to build the new driveway.
 1. I am very concerned that once a new flat surface driveway is installed there will be increased ground saturation and ultimately cause water issues on my side.
 1. The new driveway should be made of porous material to allow the water to penetrate the driveway surface.
 2. New trees should be planted along the new driveway and property line so absorb water.
 3. A fence should be installed to create a delineated area between the two homes.
 4. I am also concerned that four driveways will cause the elimination of a significant number of trees. This would also prevent rainwater from being absorbed into the ground. I would prefer two driveways instead of four.
 2. 7611 Fairfax Road Rear Driveway Easement
 1. The rear driveway access easement was established for a specific use and by changing the use of the driveway the easement will no longer be valid. With the construction of a new garage and alteration of the driveway, trees, and a fence, the easement for the rear access of 7611 Fairfax should be eliminated.

Thank you for your time and consideration.

Shlomo Weinstein
7613 Fairfax Road
Bethesda MD 20814
202-230-7659 (C)
shlomo_w@hotmail.com

From: Shlomo Weinstein
Sent: Monday, July 10, 2023 10:03 PM
To: Gatling, Tsaiquan <tsaiquan.gatling@montgomeryplanning.org>; MCP-Chair@mncppc-mc.org <MCP-Chair@mncppc-mc.org>; Marnie Weinstein <marnie@wec.education>
Subject: 7611 Fairfax #620230060 Proposed Administrative Subdivision

July 9, 2023

7611 Fairfax #620230060 Proposed Administrative Subdivision

Reference Property

7611 Fairfax Road Bethesda MD 20814
#620230060 Proposed Administrative Subdivision

MCPD POC

Tsaiquan Gatling
Planner III, DownCounty Planning
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Tsaiquan.Gatling@montgomeryplanning.org
MCP-Chair@mncppc-mc.org
p: 301.495.2116

Neighbor

Shlomo and Marnie Weinstein
7613 Fairfax Road
Bethesda MD 20814
202-230-7659 (C)
shlomo_w@hotmail.com

Mr. Tsaiquan Gatling and Montgomery County Planning Board

Per our conversation I am providing written comments for the property located at 7611 Fairfax Road, Proposed Administrative Subdivision Plan #620230060 to be transmitted to the Montgomery County Planning Board Hearing scheduled for July 13th.

1. The developer is planning to put a very long driveway and build a three-car garage between 7611 and 7613 Fairfax Road
 - a. Per the [R-60 Zone, Standard Method Development Standards](#), I would like to request a 25-foot setback for each of the two homes rear /side yards. (25+25=50) feet.
2. Currently when it rains the area between our homes becomes extremely saturated. The developer will need to remove several large mature trees to build the new driveway.
 - a. I am very concerned that once a new flat surface driveway is installed there will be increased ground saturation and ultimately cause water issues on my side.
 - i. The new driveway should be made of pourus material to allow the water to penetrate the driveway surface.
 - ii. New trees should be planted along the new driveway and property line so absorb water.
 - iii. A fence should be installed to create a delineated area between the

two homes.

b. 7611 Fairfax Road Rear Driveway Easement

- i. The rear driveway access easement was established for a specific use by changing the use of the driveway the easement will no longer be valid. With the construction of a new garage and alteration of the driveway, trees, and a fence the easement for the rear access of 7611 Fairfax should be eliminated.

Thank you for your time and consideration.

Shlomo Weinstein
7613 Fairfax Road
Bethesda MD 20814
202-230-7659 (C)
shlomo_w@hotmail.com

July 10, 2023

Subject: 7611 Fairfax - Proposed Administrative Subdivision
7611 Fairfax #620230060 Proposed Administrative Subdivision

Reference Property

7611 Fairfax Road Bethesda MD 20814
#620230060 Proposed Administrative Subdivision

MCPD POC

Tsaiquan Gatling
Planner III, DownCounty Planning
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Tsaiquan.Gatling@montgomeryplanning.org
MCP-Chair@mncppc-mc.org
p: 301.495.2116

Neighbor

Shlomo and Marnie Weinstein
7613 Fairfax Road
Bethesda MD 20814
202-230-7659 (C)
shlomo_w@hotmail.com

Mr. Tsaiquan Gatling and Montgomery County Planning Board

Per our conversation I am providing written comments for the property located at 7611 Fairfax Road, Proposed Administrative Subdivision Plan #620230060 to be transmitted to the Montgomery County Planning Board Hearing scheduled for July 13th.

- 1) The developer is planning to put a very long driveway and build a three-car garage between 7611 and 7613 Fairfax Road
 - a. Per the [R-60 Zone, Standard Method Development Standards](#), I would like to request a 25-foot setback for each of the two homes rear /side yards. (25+25=50) feet.
- 2) Currently when it rains the area between our homes becomes extremely saturated. The developer will need to remove several large mature trees to build the new driveway.
 - a. I am very concerned that once a new flat surface driveway is installed there will be increased ground saturation and ultimately cause water issues on my side.
 - i. The new driveway should be made of pourus material to allow the water to penetrate the driveway surface.
 - ii. New trees should be planted along the new driveway and property line so absorb water.
 - iii. A fence should be installed to create a delineated area between the two homes.
 - iv. I am also concerned that four driveways will cause the elimination of a significant number of trees. This would also prevent rainwater from being abord into the ground. I would prefer two driveways instead of four.
 - b. 7611 Fairfax Road Rear Driveway Easement
 - i. The rear driveway access easement was established for a specific use by changing the use of the driveway the easement will no longer be valid. With the construction of a new garage and alteration of the driveway,

trees, and a fence the easement for the rear access of 7611 Fairfax should be eliminated.

Thank you for your time and consideration.

From: [Himwich/Carlson](#)
To: [MCP-Chair](#)
Subject: Re: Subdivision of 7611 Fairfax Rd in Bethesda
Date: Wednesday, July 12, 2023 9:50:49 AM

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

Our mailing address is:

William Himwich and Letitia Carlson
7604 Fairfax Rd
Bethesda, MD 20814-1314

> On Jul 12, 2023, at 9:46 AM, Himwich/Carlson <wehlgc@verizon.net> wrote:

>

> Dear Sir,

>

> We live at 7604 Fairfax Rd across the street from the planned subdivision at 7611 Fairfax Rd. We have lived here since 1994, had and raised three children who went through the MCPS system, and are members of the community. We have several concerns about the current plan for the subdivision.

>

> We believe that the Forest Conservation area should be preserved forever, as originally intended. To that end, a fence should be erected to prevent encroachment and there should be no new construction for at least 15 feet around it to protect the root systems of the trees, including the champion Sophora.

>

> The proposal removes many trees. Replacements for all trees being taken down should be planted on the property. This will help preserve the historically wooded character of the property and neighborhood. The root systems of the remaining trees should be protected by adjustments to the plan as possible. In particular, the tall, and possible champion level, very old Short Leaf Pine at the rear should be preserved.

>

> There are many impermeable surfaces being proposed. This is a significant change in the property and will affect run-off into adjacent properties and the street. The driveway of the property adjacent to us on the north side was changed to an impermeable surface and this has impacted us. We believe the driveways surfaces should be reduced in area and be made permeable. The removal of the tree in the county right-of-way for the North driveway apron will impact the character of the street and is unnecessary.

>

> We object to the proposal to remove the parking restriction on the block. This is entirely unnecessary and detrimental. It will increase parked and idling vehicles on the block, making it more difficult for residents to park here (we have permits for our cars), and set a bad precedent for the neighborhood.

>

> The placement of the new water line seems to practically be designed to cause the removal of a tree in the county right-of-way. This seems unnecessary and also affects the character of the street. The line should be moved, the tree preserved, and preferably not disrupt our driveway apron (which we paid for).

>

> Thank you for consideration,

>

> William Himwich and Letitia Carlson

From: [ADRIENNE RIS](#)
To: [MCP-Chair](#)
Cc: [Gatling, Tsaiquan](#); [Dickel, Stephanie](#)
Subject: Re: site plan for 5611 Fairfax Rd Bethesda, MD 20814
Date: Wednesday, July 12, 2023 12:32:46 AM

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

To : Chairman and Members of the MC Planning Board
From: Adrienne Ris 5219 Moorland Lane Bethesda 20814
Re: site plan to divide 5611 Fairfax Road Bethesda 20814

I am the next door neighbor to the property at question. The width of my property abuts the width of the Forest Conservation Area of 5611 Fairfax.

I hope to be able to attend the Open Meeting virtually on Thursday morning, but in case I cannot be there for the whole time, I wish to state my concerns to you about the site plan.

1. I have seen the recommendations of the Planning Committee and I heartily concur with them on maintaining the FC easement, putting a demarkation fence at its border and having no construction or disturbance of the land any closer than 15 feet from the new fence. I hope that your decision includes the provision that the preservation of the Forest Conservancy with its newly added fence and the required 15' setback from any new construction will become a permanent part of the official county records on this and any future development on this land.
2. The property as it exists now is the original 'manor' house, a large open meadow and the FCA. The new owner is planning to update and expand the manor house and build a new house on the existing meadow. He will then sell the two houses to new owners.

As a result of his proposed plan, many many trees are scheduled to be destroyed including a magnificent "short leaf pine" whose caliper and overall size and health is greater than the current Champion tree of its species! This tree is in great health, is unusual in these parts and strikingly beautiful. It is roughly 100 years old having been planted at the time that the manor house was built. These short leaf pines live for 200-300 years! It would be a great loss to our area and to the County to voluntarily kill a highly unusual tree of its stature, history and health. It is almost one of a kind.

The reason that the new owner wishes to destroy that tree is to accommodate the location of his proposed addition to the manor house. He has every right to add onto the house and he chose an easy solution in its proposed placement. His current plan is not set in stone. It could be changed. I would suggest to you, the Chairman of the Board, that you require that the owner work with his architect, arborist and landscape expert on the contouring of land so as to come up with a new and more creative design that gets him the room expansion And saves this very special tree so that it may live another hundred years while providing continued ecological benefit to our area. It probably would not be easy, but it could be done with a creative approach to the design and placement of the addition.

I also suggest to you that you mandate that the proper percentage of the other trees to be

removed be replaced by planting the new replacement trees On The Existing Property, not in another part of the County. There are many reasons for this. To preserve the woody nature of the property and to use the new trees to take advantage of and help manage the numerous underground springs that permeate the entire Edgemoor area including 5611 Fairfax. With the continued urbanization of downtown Bethesda with the new enormous high -rises, etc. it is more important than ever that semi urban Edgemoor keep or replace all of its lost trees. We need to preserve that tree canopy .

Another suggestion is To require that all of the proposed extensive hardscape be permeable. Once again that would be a 'green' solution and help our environment.

Additionally, I believe that the new owner is asking for the removal of existing Permit Parking along that stretch of Fairfax Rd . That removal would cause more idling trucks to park there, increase congestion, add pollution and would not preserve parking for Edgemoor residents who need those spaces.

Respectfully submitted,

Adrienne Ris
5219 Moorland Lane
301-254-2390 (c)

From: [Stacie Christopher](#)
To: [MCP-Chair](#)
Subject: Re: 5611 Fairfax proposed plans.
Date: Tuesday, July 11, 2023 9:31:10 PM

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

Resending this e mail to include our home address.

Stacie & Lou Christopher
7610 Fairfax Road
Bethesda, MD 20814

Stacie Christopher
301-346-6766

> On Jul 11, 2023, at 9:18 PM, Stacie Christopher <staciech@me.com> wrote:
>
>
> Good evening.... I learned this evening that there will be a hearing to address the proposed plans for this property tomorrow. We are away so I have not monitored the activity up close.
>
> We do have a few issues with what I am told is being proposed.
>
> The idea of 4 driveway entrances and aprons - which will likely all be across from our home at 7610, seems like it's overkill. This certainly takes away from street parking as well as crating all sorts of excess run off.
>
> Additionally the concept of taking away the permit only parking anywhere in our neighborhood is disastrous. We are so lucky to live where we do and enjoy the ease of parking in and around our homes and this amazing town. If we open that up to an already overcrowded Bethesda we will all be very sorry. With our proximity to all sides of Bethesda, this neighborhood will be over run with people parking for hours while accessing the great walking and running and shopping that people who live in Edgemoor are able to enjoy, because we we own property here.
>
> Thank you for your attention to everyone's concerns and taking the time to sort things out.
> Best,
> Stacie Christopher
> 301-346-6766
>