

Item 5 - Correspondence

From: [Scott Brand](#)
To: [MCP-Chair](#)
Subject: Plan Number 12016005A - Written response regarding renewal of development plan
Date: Saturday, July 15, 2023 10:47:35 AM
Attachments: [Planning Board - Plan Number 12016005A.docx](#)

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Planning Board:

Please see my attached response concerning the renewal of the development plan for 8008 Wisconsin Ave. Plan Number 12016005A.

I am writing this as a representative of the 150 owners of condominiums at The Christopher located at 4808 Moorland Lane, Bethesda, MD 20814.

Scott Brand
President of The Christopher Council of Unit Owners
4808 Moorland Lane, Bethesda, MD 20814

July 15, 2023

Property and Development Plan:

Preliminary Plan Number 12016005A.
8008 Wisconsin Ave.

Planning Board:

As you know Toll Brothers originally bought this property for development and is in the process of selling or has sold the property to another developer.

The property has been abandoned for over seven years. It is accurate to state the property has been left to the homeless and rodents. I have seen see drug paraphernalia, including pipes and syringes outside the building. I have also seen people distributing drugs outside the building. The building was once a thriving business area. The Army Surplus store that occupied much of the building is still fondly remembered by neighborhood residents. Toll brothers removed these businesses and replaced them with a seven-year-old eyesore.

The county has done nothing during these seven years to improve the situation. They (County Council and Planning Board) have left the building to rot and allowed it to become a dangerous nuisance. Now the current owner wants to extend the development plan for two years with no evidence that the building will be removed or replaced in a reasonable amount of time. By reasonable amount of time, I do not mean two to ten years.

I recommend the plan not be renewed. Instead, the owner should be required to tear down the building within six months. If the building is not torn down and the area cleaned up within six months, the county should move to take over the property by eminent domain. This action could be based on the fact the property is a danger to the community. This is not a false statement. Take time to see who hangs out by this building and what is happening there.

This seems to be an example of the County Council and Planning Board bending over backwards to satisfy the developer while allowing the neighborhood to fall apart. I know this is Bethesda but take a look at that block in Bethesda to see what decay looks like.

Scott Brand
President The Christopher Council of Unit Owners
4808 Moorland Lane
Bethesda, MD 20814