

Item 11 - Correspondence

From: [ROBERT SCHWARTZBERG](#)
To: [Estes, Phillip](#)
Cc: [Coello, Catherine](#)
Subject: Letter in objection to the development at 11712 Gainsborough Road (Application 620230040)
Date: Wednesday, July 26, 2023 11:33:54 AM
Attachments: [Planning Commission Letter 7-26-2023 v1.pdf](#)

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

Dear Mr. Estes,

I wanted to reiterate my opposition to the proposed development at 11712 Gainsborough Road prior to tomorrow's hearing.

Will this letter be entered into the file and/or public record?

Please let me know how it will be discussed at the hearing?

Also, will my original package which I delivered in person become part of the record?

Thanks,

Rob Schwartzberg

Robert M. Schwartzberg
11718 Gainsborough Road
Potomac, MD 20854
Rob_Schwartzberg@verizon.net
(202)-253-0533

July 27, 2023

Mr. Phillip Estes
Planning Commissioner
Intake and Regulatory Coordination Division (IRC)
M-NCPPC
2425 Reddie Drive
Wheaton, Maryland 20902

Re: Plan Number 620230040 & F20230030
Proposed Subdivision
11712 Gainsborough Road
Potomac, MD 20854

Dear Mr. Estes:

I am writing again to strongly object to the above referenced subdivision proposal which requires an exemption to existing subdivision regulations. I currently reside at 11718 Gainsborough Road which is the property immediately adjacent to the eastern boundary of the proposed development.

First, I fear that granting this exemption to existing regulations will open a floodgate of higher-density development which will negatively impact the values of surrounding homeowners without conferring any benefit to the neighborhood. I fail to see how placing two 2,800 sf houses in the middle of a street where the majority of the homes are in excess of 7,000 square feet on 1 acre lots will not diminish the value of those other homes while simultaneously placing additional pressure on the school system, fire department services, etc. The neighborhood is called Willerburn Acres because most of the homes (at least in our part of Gainsborough Road) are on 1 acre lots. Please see the attached map which shows the majority of homes on our section of Gainsborough Road.

Second, I have read your report which notes that there are two other flag lots in the area. I would like to make a couple of comments about those exceptions.

1. The flag lot which is north of the proposed development is in a different section of the neighborhood which has smaller homes on smaller lots. Therefore, its placement was already closer to the existing neighborhood character. You can see this as well from the attached map.
2. The flag lot which you have referenced which is south of the proposed development includes two side by side properties in excess of 5,000 sf. Again, these are closer in character to their

surrounding homes. I also believe (but I am not certain), that these homes involve related family members and were therefore less likely to object to the development.

3. Both of these exceptions were granted over fifteen years ago and there hasn't been a flag lot development since that time.
4. The property where I currently reside at 11718 Gainsborough was the subject of a subdivision application No. 7-04047 in 2004 (not even a flag lot) **and your office denied the application.**

I am asking you now to preserve the character of our neighborhood as it stands and reconsider your decision to make an exception to your office's own history on this subject.

The developer already lives in the neighborhood and has the option of expanding on to his own existing home or simply tearing the down the existing home at 11712 and building a new home which is closer in character to the other homes on the street (as others have done on this street).


Second, your report on page 21 notes that two of my trees will be negatively impacted (ST 1 and ST 4) by the removal of the existing driveway, but fails to mention how this impact will be handled.

I REQUEST THAT THE DEVELOPMENT BE REVISED SO THAT IT DOES NOT REQUIRE THE REMOVAL OF THE EXISTING DRIVEWAY OR THAT IT IS SOMEHOW REDESIGNED TO AVOID THIS NEGATIVE IMPACT TO MY PROPERTY.

Third, I don't profess to be an expert on stormwater management, but I can tell you from actual observation that the existing stormwater drain which is west of the proposed development consistently gets blocked during heavy storms with the water backing up by as much as two feet creating dangerous driving conditions. As I understand it, the proposed development will add more runoff down towards this existing drain which will only amplify an already dangerous situation. Please let me what steps will be taken to address this issue?

Granting this exemption to the existing subdivision regulations confers at best a marginal benefit to a single neighbor/developer while negatively impacting virtually all of the other residents on Gainsborough Road. Therefore, I strongly urge you to deny approval of the proposed development 620230040 at 11712 Gainsborough Road, Potomac, MD 20854.

Sincerely,



Robert M. Schwartzberg
11718 Gainsborough Road
Potomac, MD 20854

