

## Item 8 - Correspondence

**From:** [harold pfohl](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Mencarini, Katherine](#); [Dickel, Stephanie](#); [Hisel-McCoy, Elza](#); [Kronenberg, Robert](#)  
**Subject:** Item 8, July 18 Plng Bd mtg - Miller Project - written testimony  
**Date:** Monday, July 8, 2024 9:59:21 AM  
**Attachments:** [SUMNER PLACE-Testimony to Plng Brd 7-18-24.docx](#)

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Chairman Harris & Board members:

Please see the attached written testimony regarding the Sumner Place Apartments project. This is provided on behalf of Sumner Village, the condominium complex abutting the proposed development. Thank you for taking into consideration our comments.

Respectfully,  
Harold Pfohl  
Sumner Village  
4932 Sentinel Dr, #306  
Bethesda, MD 20816

**SUMNER VILLAGE CONDOMINIUM WRITTEN TESTIMONY  
TO THE MONTGOMERY PLANNING BOARD**

July 18, 2024

Re: Sumner Place Residential Development by W.C. & A.N. Miller Development Co.

Chairman Harris and board members:

Thank you for the opportunity to testify on the residential project, Sumner Place, proposed by the WC & AN Miller Development Company. My comments are made on behalf of our condominium complex, Sumner Village, which is immediately adjacent to and abuts the proposed Miller Development project. We occupy 16 buildings and have about 1,000 residents.

We have engaged the Miller Company with our critique of various project attributes since early last year. Matters of concern included building size, setback from Sumner Village, relocation of the corridor for servicing the building (e.g., garbage, moving), elimination of balconies overlooking our Sumner Village swimming pool, fencing separating the properties and access through the fence to the adjacent mall, location of the pocket park, and the number of underground parking spaces.

We commend the Miller Company for making significant changes to the project to minimize negative impacts on Sumner Village. We are most appreciative of this. As mentioned in the communication to you from Sumner Village's attorney, Michele Rosenfeld, with the Planning Board's approval of the conditions and elements she notes, we have no opposition to the Board's approval of the Miller Company's pending plans.

We do have one strong remaining concern and that is the issue of parking. It is our consensus that parking at the mall for convenience of access to the shops will become a problem, and that the number of underground spaces proposed at Sumner Place are inadequate when post development parking needs of mall shopping are considered. The proposed project does meet the standards set by the Planning Department based on a national data base of similar projects. However, whether the one-size fits all policy will work for the peculiarities of our own locality remains to be seen.

In closing, we again thank Miller Company for working with us at Sumner Village to address our concerns. We also wish to express our appreciation to the Planning Staff for their professionalism when engaged with us, in particular, Katherine Mencarini, and Stephanie Dickel.

Thank you for your time.

Harold Pfohl  
Sumner Village Condominiums