

## **Item 7 - Correspondence**

**From:** [Bob Feldhuhn](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Larry Mahan](#); [Sean Shahparast](#); [Susie Canton](#); [Rakesh Srinivasan](#)  
**Subject:** October 10, 2024 Meeting, Agenda Item #7: Bradley Hills – 5315 Goldsboro Road  
**Date:** Monday, October 7, 2024 9:48:33 PM  
**Attachments:** [1-Introduction & Summary- Oct. 10, 2024 .pdf](#)  
[2-Planning Board Presentation-Oct.10, 2024.pdf](#)

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

Dear Mr. Harris,

Written materials to support my **in person attendance** and presentation at the **October 10, 2024 Meeting, Agenda Item #7: Bradley Hills – 5315 Goldsboro Road** are attached.

Respectfully,  
Robert Feldhuhn  
301 873-0065

**From:** [Bob Feldhuhn](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Barbara Rosenbaum](#)  
**Subject:** Re: Automatic reply: October 10, 2024 Meeting, Agenda Item #7: Bradley Hills – 5315 Goldsboro Road  
**Date:** Monday, October 7, 2024 10:41:35 PM

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

To Whom It my Concern,

Mailing address follows:

Barbara Rosenbaum & Robert Feldhuhn  
5310 Bradley Boulevard  
Bethesda, MD 20814

On Oct 7, 2024, at 9:48 PM, MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)> wrote:

Thank you for contacting the Planning Board Chair's Office. This confirms receipt of your message for distribution to appropriate staff to review. If you have submitted an inquiry, we will respond in a timely manner. You may also leave a voice message at (301) 495-4605 and a staff member will return your call.

If you have submitted written testimony for a Planning Board item, please be sure to include your mailing address to satisfy proper noticing requirements. If this was not already included, please reply to this email with that information. Written testimony submitted before the deadline of 12pm, two business days before the scheduled Planning Board meeting, will be distributed to the Board and staff and included in the public record. Written testimony received after the deadline will only be distributed to staff to review.

For more information about the Chair's Office, please visit:

<https://montgomeryplanningboard.org/>

October 6 2024

Chair Artie Harris  
Montgomery County Planning Board  
2425 Reedie Drive  
Wheaton, MD 20902

Subject: October 10, 2024 Meeting, Agenda Item #7: Bradley Hills – 5315 Goldsboro Road: Administrative Subdivision Plan No. 620240130 & Final Forest Conservation Plan No. F20240640 (Public Hearing)

Dear Mr. Harris

**Purpose:** To Provide Community Comments re: **Revised COMBINED STORMWATER MANAGEMENT CONCEPT/SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN for 5315 Goldsboro Road – Proposed Lots 35 & 36**, DPS Letter dated July 12, 2024

**Background:** The review conducted by Department of Permitting Services (DPS) Staff found the applicant submitted stormwater management concept for the above-mentioned site **acceptable**. The plan proposes to meet required stormwater management goals via the use of dry wells and micro-infiltration trenches. DPS also noted therein;

*There is an existing stone retaining wall along the common property line between proposed lots 35 and 36, and existing properties located at 5306 and 5310 Bradley Boulevard. In order to comply with Montgomery County Code, Section 19-15( **Protection of adjacent property**), a structural analysis of the existing retaining wall must be conducted prior to approval of a sediment control permit for construction on proposed lot 36, to determine the effects of proposed construction traffic, excavation, stormwater management practices, and any related construction activities on the structural integrity of the wall. The sediment control plan must reflect the recommendations of the structural analysis*

**Discussion:** Subject related Community input, included in the Planning Staff report at Appendix F, were forwarded to the Staff on April 18 and September 9, 2024, respectively. The Community input noted that the existing stormwater management concept was **unacceptable** and provided evidence of existing problems and suggested actions to be taken to mitigate water drainage induced problems emanating from proposed Lot 36 onto adjacent properties at 5306 and 5310 Bradley Boulevard (i.e. Lots 10 & 11, pages 9 & 10 of the April 18<sup>th</sup> and page 8 September 9<sup>th</sup> submissions).

**Conclusion:** We request that the Montgomery County Planning Board direct the inclusion of a revised stormwater mitigation plan in the approved Lot 36 development plan based upon:

- A) a comprehensive applicant assessment of water drainage from Lot 36 onto Lots 10 & 11
- B) applicant specification of one or more accepted engineering solutions for stormwater mitigation (e.g. Dry Wells/Micro-infiltration trenches) for community comment.
- C) submission of detailed revised stormwater mitigation plan for Planning Department approval.

Respectfully,

*Barbara Rosenbaum Robert Feldhuhn*

Barbara Rosenbaum & Robert Feldhuhn  
5310 Bradley Boulevard  
Bethesda, MD 20814

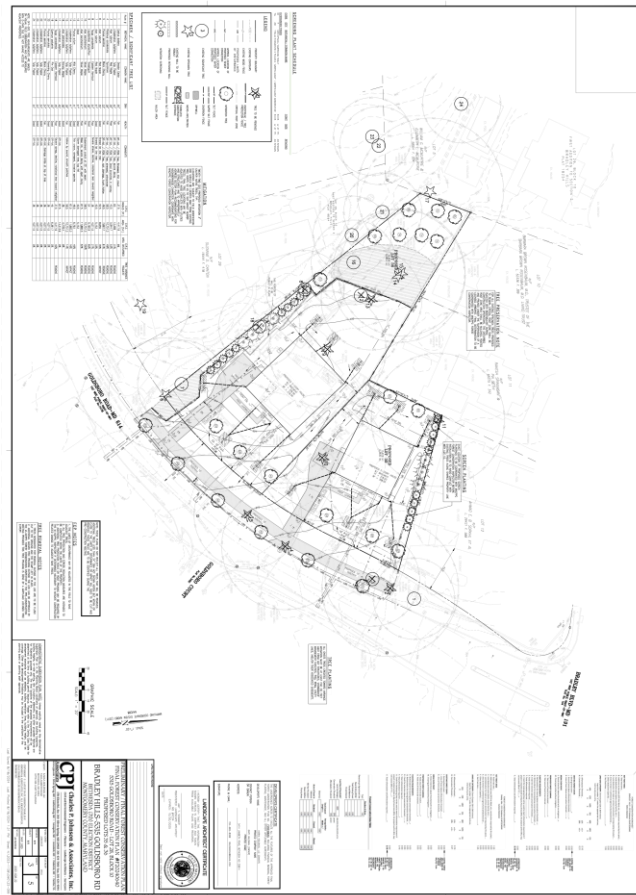


**Bradley Hills – 5315 Goldsboro Road:**  
**Administrative Subdivision Plan No.**  
**620240130**

**Stormwater Management**

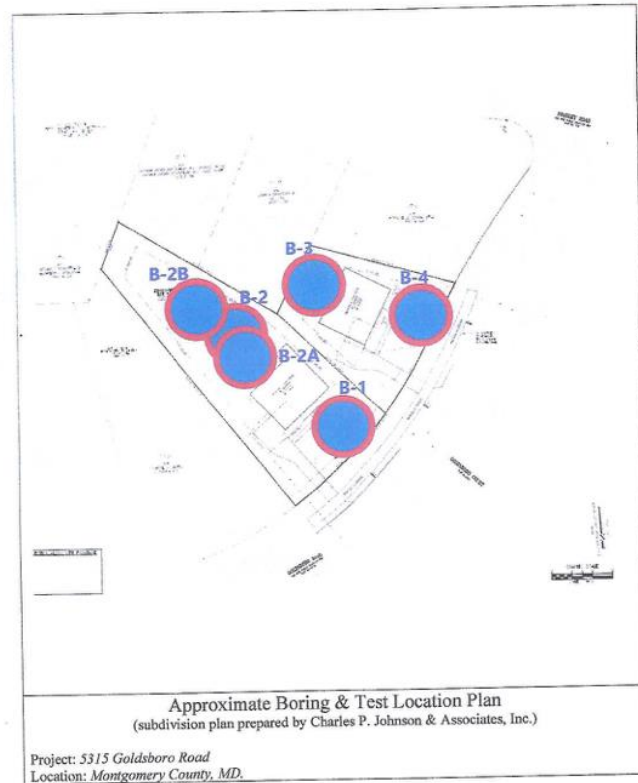
Barbara Rosenbaum  
Bob Feldhuhn  
5310 Bradley Boulevard  
Lot 10

# Background Information



# Subsurface Exploration & Filtration Feasibility Report Proposed Stormwater Management Facilities @ 5315 Goldsboro Road

F&H Consultants  
December 29, 2023



## GroundWater

1. Observations for groundwater were made during sampling and upon completion of the augering operations at each location. Ground water was not encountered in B-1 through B-4, B-2A, and B-2B, and the borings were dry.
2. It should be noted that groundwater is significantly influenced by surface water runoff and rainfall, especially during high precipitation seasons. Variations in the location of the long-term water table may occur as a result of changes in precipitation, evaporation, surface water runoff, and other factors not immediately apparent at the time of this exploration.
3. It should also be noted that perched ground water is possible (i.e., over the less pervious clayey soils, near existing fill/natural soils interfaces). Typically, in this geology setting as rainfall enters the site, begins to percolate through the onsite soils. Once the water percolation reaches the weathered rock/bedrock, it perches and begins to flow at the interface of weathered rock and soil (and may be within the fractured surface of the bedrock). This groundwater flow continues downhill, with the water table occasionally surfacing as wet springs.
4. Please note that groundwater related difficulties are possible, and the contractor shall be prepared to handle the water conditions with conventional pumping from sump operations, if necessary. It should also be noted that perched water conditions are also possible, and excavations performed at this site, may encounter water.

# Backyard Pond @ 5310 Bradley Road



## How can I find the depth to the water table in a specific location?-

<https://www.usgs.gov/faqs/how-can-i-find-depth-water-table-a-specific-location>

The depth to the water table can change (rise or fall) depending on the time of year. During the late winter and spring when accumulated snow starts to melt and spring rainfall is plentiful, water on the surface infiltrates into the ground and the water table rises. When water-loving plants start to grow again in the spring and precipitation gives way to hot, dry summers, the water table falls because of evapotranspiration.

The most reliable method of obtaining the depth to the water table at any given time is to measure the water level in a shallow well with a tape. If no wells are available, surface geophysical methods can sometimes be used, depending on surface accessibility for placing electric or acoustic probes.

D.C. area drought concerns grow after hardly a drop of September rain Washington Post 12 September 2024

The District has received just 0.02 inches of rain in September, while Dulles Airport hasn't even received a trace.



# Goldsboro Residents Group(GRG) & Planning Staff Commentary

18 April-12 July, 2024

## Response to 5315 Goldsboro Development Plan – GRG April 18,2024

(3) Limits of Disturbances/Water Drainage/Erosion

(B) Adjacent Lots 11 and 10

Request to Planning Department and Applicant:

- a) undertake a complete and comprehensive review of water runoff and ground saturation mitigation along Lots 10 and 11
- b) provide one or more accepted engineering solutions
- c) revise this component of the development plan
- d) provide a detailed revised plan and written report

## Stormwater Management Approval Letter – DPS to CPJ July 12, 2024

There is an existing stone retaining wall along the common property line between proposed lots 35 and 36, and existing properties located at 5306 and 5310 Bradley Boulevard. In order to comply with Montgomery County Code, Section 19-15\*, a structural analysis of the existing retaining wall must be conducted prior to approval of a sediment control permit for construction on proposed lot 36, to determine the effects of proposed construction traffic, excavation, stormwater management practices, and any related construction activities on the structural integrity of the wall. The sediment control plan must reflect the recommendations of the structural analysis.

**\*Sec. 19-15. Protection of adjacent property.** Any land-disturbing activity must not be conducted without adequate protection and support for any adjoining property. The Director may require installation of a wall, fence, rail, sediment control measure, or other item to protect people and property.

# Planning Staff & Goldsboro Residents Group (GRG) Commentary

1 August- 9 September, 2024

1 August DPS Response to– GRG Ltr April 18, 2024

(3) Limits of Disturbances/Water Drainage/Erosion

WRT Adjacent Lots 11 and 10

The Department of Permitting Services (DPS) is the lead agency on Stormwater Management (SWM), Drainage/Erosion issues and the adequacy of retaining walls. Per the July 12, 2024, stormwater management concept approval memo (attached), there is an existing stone retaining wall along the common property line between proposed Lots 35 and 36, and existing properties located at 5306 and 5310 Bradley Boulevard. In order to comply with Montgomery County Code, Section 19-15, a structural analysis of the existing retaining wall must be conducted prior to approval of a sediment control permit for construction on proposed Lot 36, to determine the effects of proposed construction traffic, excavation, stormwater management practices, and any related construction activities on the structural integrity of the wall. The sediment control plan must reflect the recommendations of the structural analysis.

Response to 5315 Goldsboro Development Plan – GRG September 9, 2024

GRG rejects the letter from MCO-PDS (July 12, 2024) stating that the “concept for stormwater management is acceptable” only requiring “a structural analysis of the existing retaining wall must be conducted prior to approval of a sediment control permit” ... “to determine the effects of proposed construction traffic, excavation, stormwater management practices, and any related construction activities on the structural of the wall.

GRG submitted evidence of both water runoff and accumulated water pressure from (now) PL36 on the wall along the boundaries of Lots 10 and 11 in its first Public Comment. GRG explicitly required that CJP provide a solution to stormwater management, not a structural analysis based on developing the property. The proposed retaining wall shown above, while possibly mitigating erosion, is not a stormwater solution. Solutions would be collection and diversion structures.

The current plan and MCO-PDS’s response is unacceptable to GRG until a comprehensive above and below ground stormwater mitigation plan is put in place for review.

# Response to 5315 Goldsboro Development Plan(cont'd) – GRG September 9, 2024

## (B) Adjacent Lots 10 and 11

a. undertake a complete and comprehensive review of water runoff and ground saturation mitigation along Lots 10 and 11

**This has apparently not been performed or ignored.**

b. provide one or more accepted engineering solutions

**This is not provided.**

c. revise this component of the development plan

**This has not been done.**

d. provide a detailed revised plan and written report

**With no proposed mitigation to this water runoff issue, we presume CPJ did not address it. Yet they state "Most of the property drains to the north ..." and therefore directly into Lots 10 and 11. We have provided evidence of its effects on the current retaining walls between the properties.**

# Request to Montgomery County Planning Board

## 1-Direct that:

- a complete and comprehensive review of water runoff and ground saturation mitigation along Lots 10 and 11 be provided
- one or more accepted engineering solutions be provided(e.g. French Drain /Dry Well) for community consideration
- provide a detailed revised stormwater plan and written report for Planning review
- include this solution as part of a revised development plan

2-Include a drainage mitigation area along the boundary between Lots 35/36 and Lots 10 & 11 as part of the Stormwater Mitigation Plan.

# Background Paper

## Determination of Water Table Depth

The depth to the water table can change (rise or fall) depending on the time of year. During the late winter and spring when accumulated snow starts to melt and spring rainfall is plentiful, water on the surface infiltrates into the ground and the water table rises. The most reliable method of obtaining the depth to the water table at any given time is to measure the water level in a shallow well with a tape. If no wells are available, surface geophysical methods can sometimes be used, depending on surface accessibility for placing electric or acoustic probes.

## Dry Well/French Drain

When it comes to choosing a drainage solution for your home, you may consider a dry well or a French drain depending on your needs. Ultimately, the decision between a dry well and a french drain comes down to your particular needs and preferences. In some cases, your yard will require a combination of a dry well and a french drain for peak performance and protection

French drain installation with a dry well involves a systematic process to effectively manage water drainage. Trenches are dug around your property, and weeping tiles are laid on these trenches. These French drains carry water to the dry wells and collect the water in those wells. The dry well then does its job.

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# Background Paper Reference Information

<https://www.usgs.gov/faqs/how-can-i-find-depth-water-table-a-specific-location#:~:text=The%20most%20reliable%20method%20of,placing%20electric%20or%20acoustic%20probes.>

<https://www.washingtonpost.com/weather/2024/09/12/dc-maryland-virginia-drought/>

<https://alphaenvironmental.net/blog/what-is-dry-well-used-for/#:~:text=Passive%20Dry%20Wells,-Passive%20dry%20wells&text=This%20makes%20them%20a%20simple,Gravel%2Dfilled>

<https://www.jbirdslandscapingllc.com/do-i-need-a-dry-well-or-a-french-drain>

<https://www.instructables.com/French-Drain-with-Dry-Well/>

<https://drycretewp.com/dry-well-vs-french-drain-which-one-is-better-for-your-property/>

<https://wetbasements.com/french-drains-and-drywells/>

**From:** [Larry Mahan](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Fuster, Marco](#); [Coello, Catherine](#)  
**Subject:** 5315 Goldsboro Rd Subdivision, Project Application No. 620240130  
**Date:** Tuesday, October 8, 2024 11:37:51 AM  
**Attachments:** [5321 Goldsboro Rd. Presentation \(Plan No. 620240130\).pdf](#)  
[5301 Goldsboro Rd. Presentation \(Plan No. 620240130\).pdf](#)  
[5306 Bradley Blvd. Presentation \(Plan No. 620240130\).pdf](#)  
[GRG Summary Presentation \(Plan No. 620240130\).pdf](#)  
[S Shahparast Letter MCO Planning Board 2Oct2024.pdf](#)  
[R Srinivasan Letter MCO Planning Board 4Oct2024.pdf](#)  
[S Canton Letter MCO Planning Dept 8Sep2024.pdf](#)

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

Dear Chairman Harris:

Please find the attached presentations and letters from those planning on testifying at the Planning Board meeting this coming October 10th for entry into your records. Additional material was previously submitted to MCO DP as Public Comment as this project was first presented and then revised.

We will also bring with us a USB with the presentations in PowerPoint to load onsite if that is easier for you.

Note that one of our group, Bob Feldhuhn as already submitted his materials. As currently planned, 4 of us will be attending in person and one (S. Canton) remotely through your link.

We look forward to the meeting and the Board's attention to our presentations and issues raised for your consideration.

Thank you,

\*\*\*\*\*

Larry Mahan  
1 Goldsboro Court  
Bethesda, MD 20817  
Email: [lcmanah@wans.net](mailto:lcmanah@wans.net)  
Mobile: 240.478.0752

*"Never argue with an idiot. They will only bring you down to their level and beat you with experience."*  
(George Carlin)

# Bradley Hills – 5315 Goldsboro Road:

**Administrative Subdivision Plan No. 620240130**

Limits of Disturbance / Erosion Mitigation

Suzanne and Steve Canton  
5321 Goldsboro Road  
Bethesda, MD 20817  
Lot 29

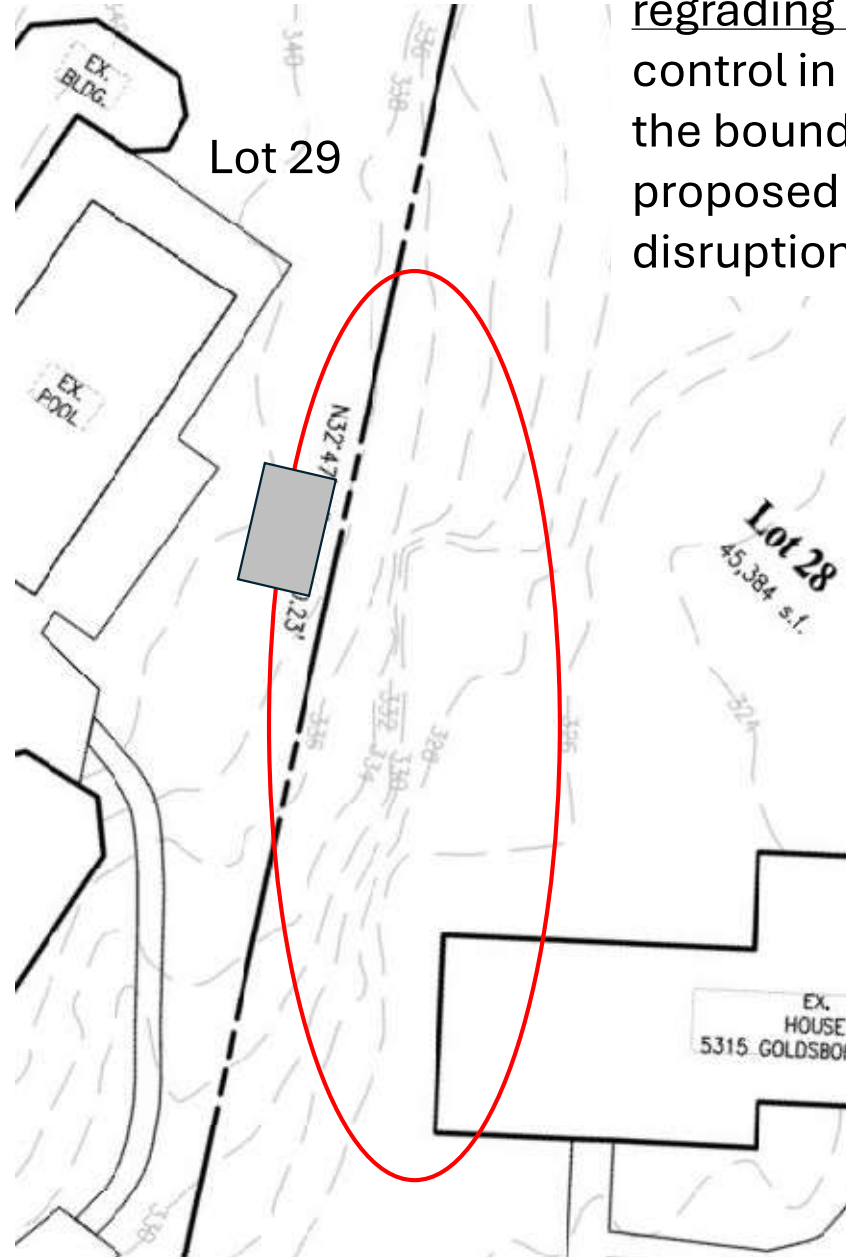




# New LOD Concern and Inadequate Erosion Mitigation

As we have stated, the present brick retaining wall is more than 50 years old and is showing signs of joint decay and cracks. This side of proposed Lot 36 is the steepest on the property. It is immediately adjacent to our pool equipment (pumps, filters, etc., grey box)

The current concept plan states merely to repair as necessary and replace other crumbled walls with new wall.



We request that a **NEW** multi-tier (e.g., 2) retaining wall system be put in place with regrading of each tier to ensure erosion control in this steepest area (red circle) of the boundary between Lots 29 and proposed Lot 36, especially with the disruption of tree removal and replanting.



# Bradley Hills – 5315 Goldsboro Road:

**Administrative Subdivision Plan No. 620240130**

Privacy mitigation

Sean and Holly Shahparast  
5301 Goldsboro Road  
Bethesda, MD 20817  
Lot 12

# Privacy mitigation: Lot 12

For more 26 years, we have enjoyed the privacy between lots, especially our backyard, *common* to most all the houses in the Goldsboro Road community.

The currently proposed placement of the single-family dwelling on Lot 35 poses a *significant loss of our currently existing privacy (>60-75' lines)* between our property and 5315 Goldsboro Road. The proposed BRL cuts this to **as little as 14'** at our backyard.

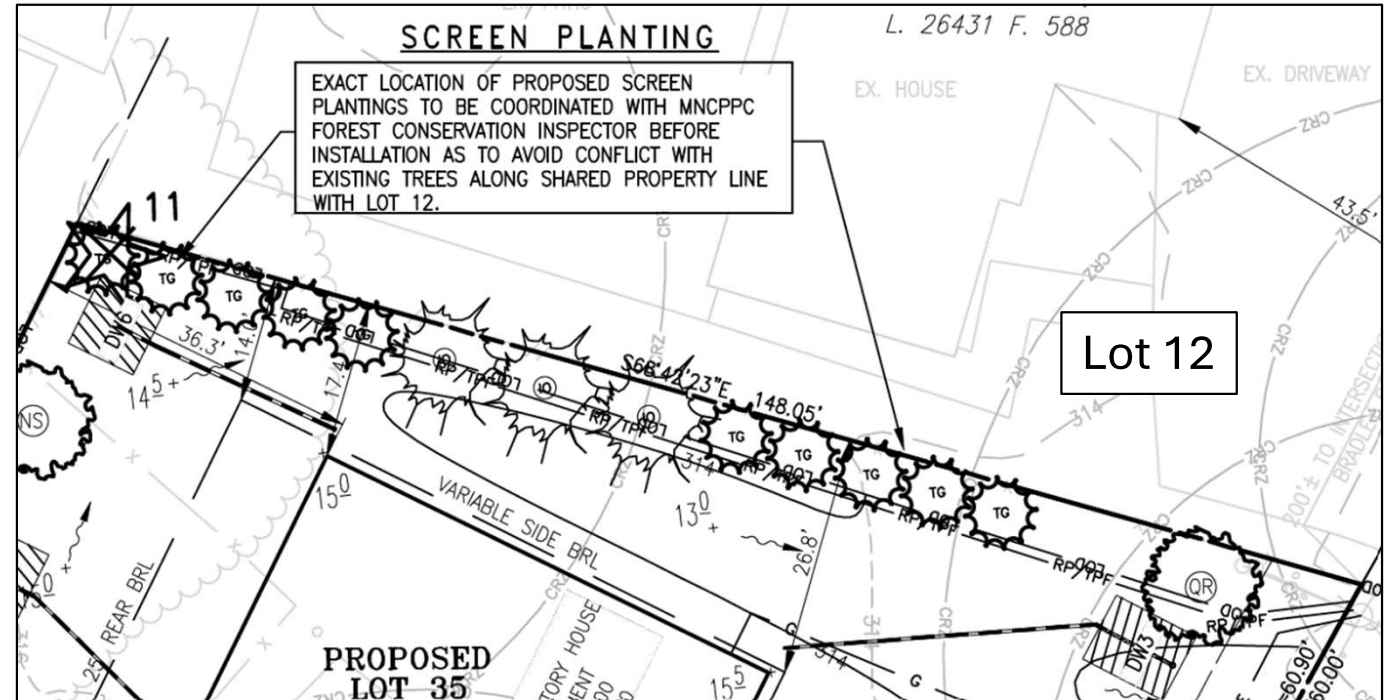
Current property situation



# Privacy mitigation: Lot 12

We acknowledge the revised concept plan to increase the screening tree density along our lot boundaries but suggest old trees **be removed** and **high growing** screening trees be substituted.

Moreover, we direct the Board to require a **solid fence of the allowed 6' in height** be installed to replace the existing low chain link fence (right picture) and the old wood deteriorating fence (left picture).





# Bradley Hills – 5315 Goldsboro Road:

**Administrative Subdivision Plan No. 620240130**

Stormwater Mitigation / Privacy Mitigation

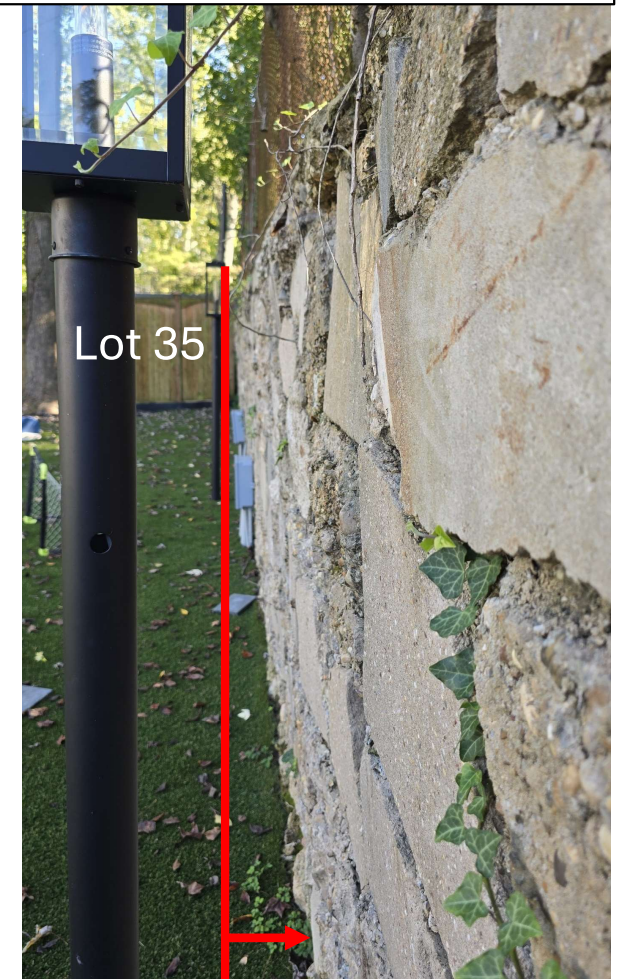
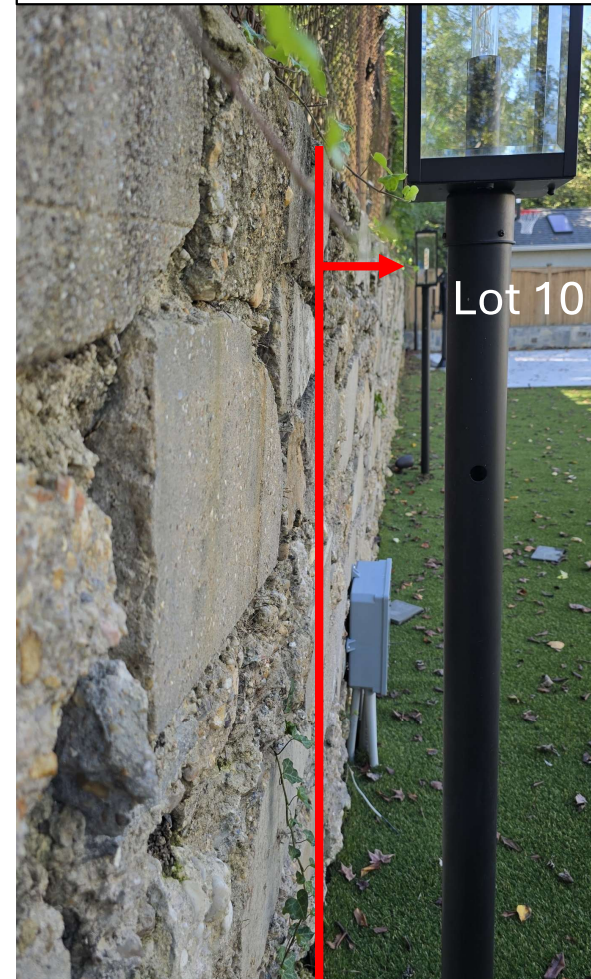
Rakesh and Pia Srinivasan  
5306 Bradley Blvd.  
Bethesda, MD 20814  
Lot 11

## STORMWATER

**MITIGATION:** Medium to heavy rainfall over the years results in our backyard flooding and has created corrosion and blocked drain holes in the ~16” wide retaining wall between our Lot 11 and proposed Lot 35.



The property conditions along proposed Lot 35 have created both **water overflow** into our yard as well as **increased subterranean water pressure** causing a bulge or forward leaning (*compared to the parallel vertical red lines*). This is the current condition requiring **a complete stormwater mitigation** along our lot. Not just a “structural analysis” as proposed for DPS (July 12, 2024)







# Bradley Hills – 5315 Goldsboro Road:

## **Administrative Subdivision Plan No. 620240130**

Planning Board Considerations on behalf of  
the Goldsboro Residents Group (GRG)

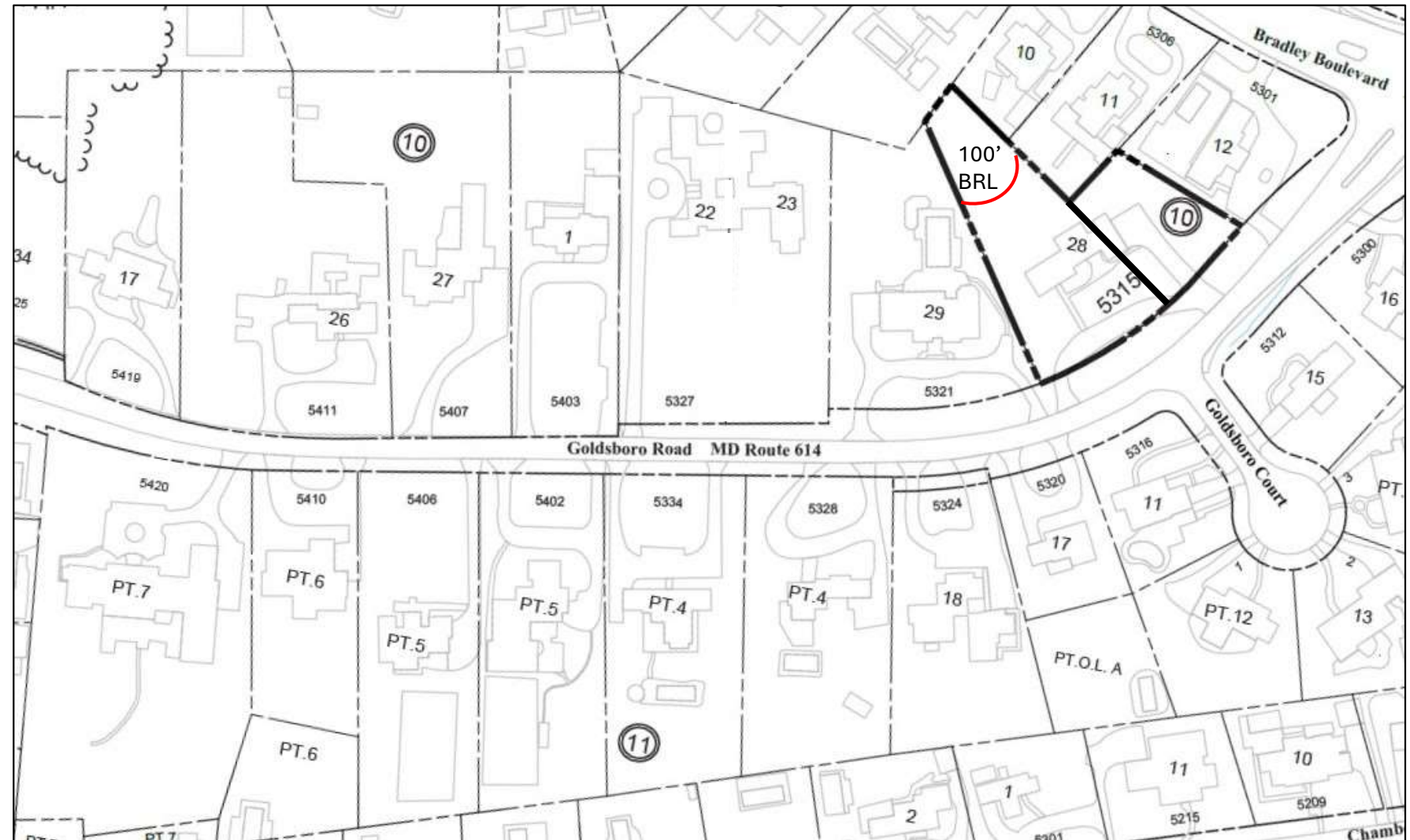
Larry and Susan Mahan  
1 Goldsboro Court  
Bethesda, MD 20817

# General Comment on the Subdivision Proposal

*CPJ: “The layout of the proposed subdivision is consistent with the surrounding lots and neighborhood. The subject property was originally two lots as shown on Record Plats 427 and 1503.”*

We disagree that the subdivision is in character with the homes along Goldsboro Rd. and Court. One clear affect will be the loss of privacy currently enjoyed by others in this area.

However, YES, in 1931 the present Lot 28 was two lots. Using this logic, perhaps the Planning Board should consider revising the entire Bethesda/Chevy Chase master plan back to that of 1931? **Let’s stay in 2024.**



# General Comment on Stormwater Management

*CPJ: “All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied;”*

*DPS: “Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is acceptable. The plan proposes to meet required stormwater management goals via the use of dry wells and micro-infiltration trenches.”*

Clearly what the Board was presented today shows that **stormwater management**, and most significantly the **explicit detail** of these issues presented in two Public Comments by the GRG (April 18 and September 9, 2024) **were ignored** in the revised, so called “accepted” concept plan by CPJ.

- The effects of subterranean water pressure are CLEARLY evident on Lots 10 and 11.
- During significant storms, rainwater overflows from Lot 28 onto the backyards of Lots 10 and 11.

Despite this reality, **NO stormwater mitigation has been proposed** for these lot boundary areas. In fact, the newly revised 100’ Rear BRL all along Lot 10, originally 25’, would/could restrict ground alterations in this area save for planting the proposed mitigation trees.

And the proposed dry wells and micro-infiltration trenches **are not placed anywhere near** the affected boundaries of Lots 10 and 11.

# 5315 Goldsboro Road Soil Boring Analysis:

F&H Consultants Subsurface Exploration & Infiltration Feasibility Report, Dec. 29, 2023

**Location #B-2**

Project: Subdivision of 5315 Goldsboro Road  
 Client: Karka Holdings, LLC  
 Location: Montgomery County, MD.

Project No.: 126523  
 Date: 12/19/2023  
 Est. Elevation:

App. Depth to Water first @  $\frac{1}{2}$  dry @ completion  $\frac{1}{2}$  dry

App. Elevation & Est. Depth	Soil Symbols & Test Results	USCS	Description	NM	STANDARD PENETRATION TEST		
					Depth	N	CURVE
0		FILL	Brown, moist, Sand & Silt mixtures, some gravel/concrete pieces		10		
2.5							
Refusal @ 2.5'. Boring terminated @ 2.5'. Dry @ caved-in @ 2'.							

**Location #B-2B**

Project: Subdivision of 5315 Goldsboro Road  
 Client: Karka Holdings, LLC  
 Location: Montgomery County, MD.

Project No.: 126523  
 Date: 12/19/2023  
 Est. Elevation:

App. Depth to Water first @  $\frac{1}{2}$  dry @ completion  $\frac{1}{2}$  dry

App. Elevation & Est. Depth	Soil Symbols & Test Results	USCS	Description	NM	STANDARD PENETRATION TEST		
					Depth	N	CURVE
0		OL FILL	Topsoil Brown, moist, Silt & Clay mixtures, some gravel		10		
2.5							
5		ML	Brown, moist, fine Sandy Silt, trace clay				
7.5		SM-ML	Brown, moist, Silty Sand-Sandy Silt				
10		SM	Brown, moist, Silty Sand				
12.5			Sandy Loam (USDA)				
some weathered rock fragments below 10'.							
Boring terminated @ 9.5'. Dry @ caved-in @ 10'.							

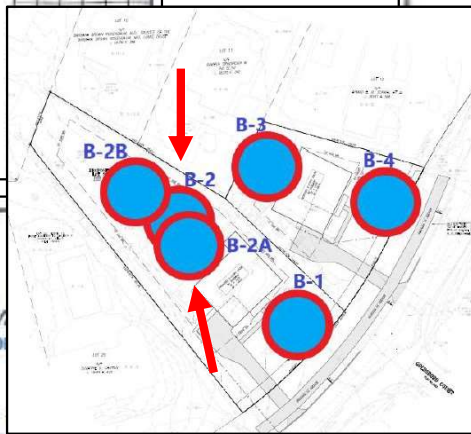
**Location #B-2A**

Project: Subdivision of 5315 Goldsboro Road  
 Client: Karka Holdings, LLC  
 Location: Montgomery County, MD.

Project No.: 126523  
 Date: 12/19/2023  
 Est. Elevation:

App. Depth to Water first @  $\frac{1}{2}$  dry @ completion  $\frac{1}{2}$  dry

App. Elevation & Est. Depth	Soil Symbols & Test Results	USCS	Description	NM	STANDARD PENETRATION TEST		
					Depth	N	CURVE
0		FILL	Brown, moist, Sand & Silt mixtures, some gravel/concrete pieces		10		
2.5							
Refusal @ 2'. Boring terminated @ 2'. Dry @ caved-in @ 1.5'.							



INCONCLUSIVE

Boring terminated – “refusal” @ 2-2 ½ ft.

INCONCLUSIVE

COMPLETELY POROUS SUBSOIL ALLOWING GRAVITY FLOW AND WATER PRESSURE BUILDUP ALONG LOT 10.

## **Groundwater**

*"It should be noted that groundwater is significantly influenced by surface water runoff and rainfall, especially during high precipitation seasons. Variations in the location of the long-term water table may occur as a result of changes in precipitation, evaporation, surface water runoff, and other factors not immediately apparent at the time of this exploration."*

*"It should also be noted that perched ground water is possible (i.e., over the less pervious clayey soils, near existing fill/natural soils interfaces). Typically, in this geology setting as rainfall enters the site, begins to percolate through the onsite soils. **Once the water percolation reaches the weathered rock/bedrock, it perches and begins to flow at the interface of weathered rock and soil (and may be within the fractured surface of the bedrock).** This groundwater flow continues downhill, with the water table occasionally surfacing as wet springs."*

## **Recommendations** (excerpt in part):

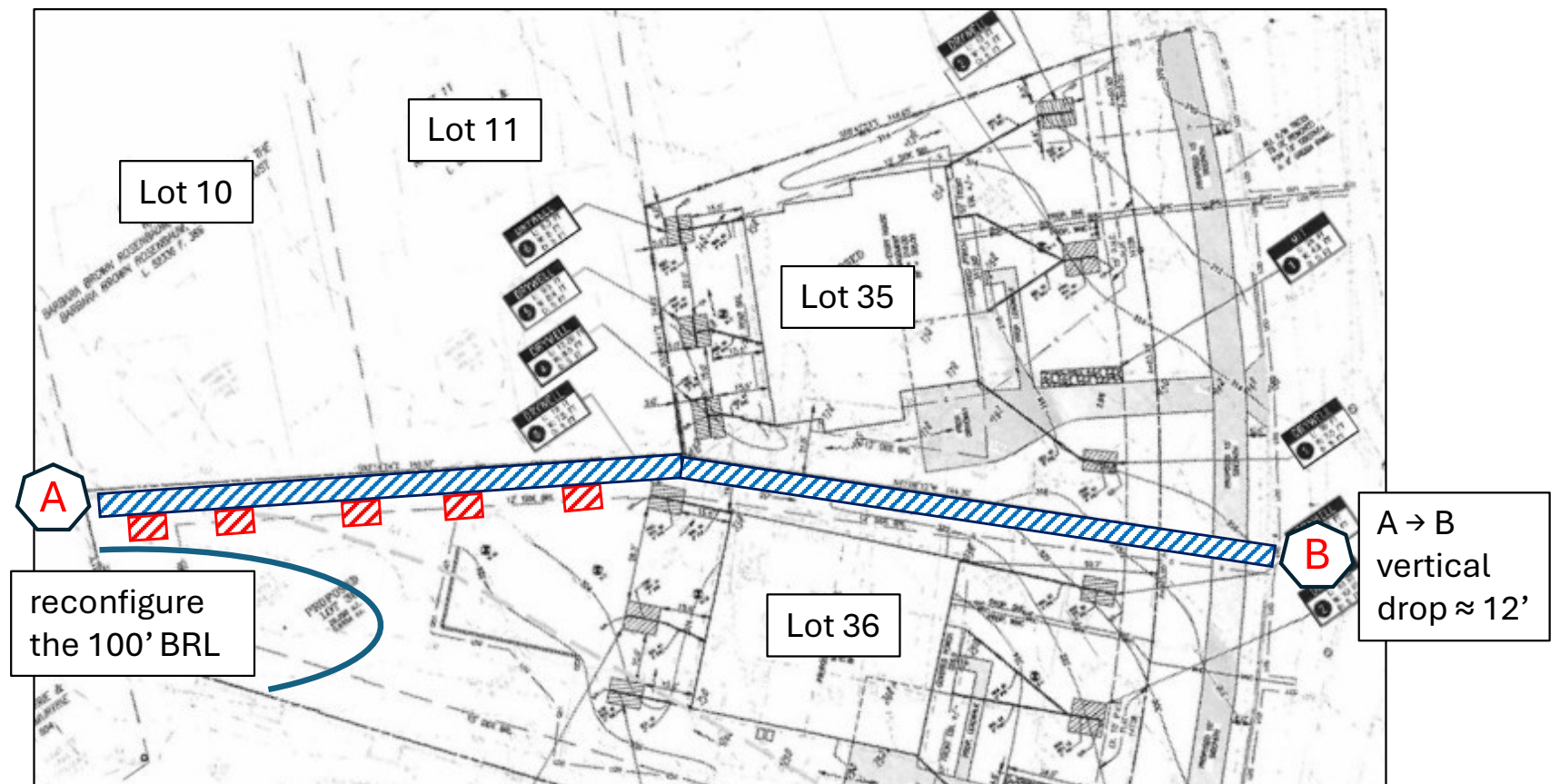
*"The groundwater conditions at this site **are highly variable, depending upon precipitation, the effects of grading operations, and rock fracture patterns.** We recommend that an attempt be made to enhance the natural drainage without interrupting its pattern."*

While we do not disagree with DPS (July 12, 2024) that “*a structural analysis of the existing retaining wall must be conducted prior to approval of a sediment control permit for construction on proposed lot 36, to determine the effects of proposed construction traffic, excavation, stormwater management practices, and any related construction activities on the structural integrity of the wall.*”, this requirement falls very short of what is required.

What is required, and can be readily incorporated into the existing concept plan by CPJ is a **stormwater collection, diversion and removal** system from the lot boundaries between proposed Lots 35/36 and Lots 10 and 11, with consideration to not simply rely later on contour flow across toward Lot 12 to Goldsboro Road.

Such a system *could be* comprised of a series of dry well collection points (red) feeding a french drain (blue) taking water away from Lots 10 and 11, and between proposed Lots 35 and 36 for deposit to Goldsboro Rd. to stormwater drains.

Dry well collection alone is not a solution as this promotes subterranean water reabsorption, not redirection and removal.



## In Summary

On behalf of the adjacent property owners testifying today and of the larger Goldsboro Road community, we respectfully ask this Planning Board to:

- 1) **Require** CPJ to reassess the impact of the now moved LOD adjacent to Lot 29 and its proposed single retaining wall comprised of fixing a >50 year old deteriorating brick wall with some new addition. Strongly advise MCO DP and DPS to require an alternative solution analysis comprised of multiple tiered walls providing terraced water absorption and soil stability. And this represented in a revised engineering plan.
- 2) **Require** CPJ to develop a comprehensive stormwater mitigation solution that addresses specifically the existing problems of surface and subterranean water along Lots 10 and 11. We have provided a concept of one such solution. The solution must be described in a newly revised engineering concept plan .
- 3) **Require** CPJ to incorporate the proposed privacy mitigation steps to address the concerns of the owners of Lots 12 and 11, especially the repositioned driveway and again, incorporate them into a newly revised engineering concept plan.

Without “codifying” solutions into the engineering concept plan **now**, these issues will pass to and through permitting stages hoping they will be resolved, often without further public comment. This will only pass future problems to litigate between property owners who did not create them, not the developer, nor CPJ.

**This is the appropriate time, and the appropriate body to incorporate our proposed, thoughtful solutions into this stage of review before this proposal can move forward. Thank you.**



October 2, 2024

Mr. Marco Fuster  
Planner III  
Montgomery County Planning Department  
2425 Reddie Drive, Floor 13  
Wheaton, MD 20902

Dear Mr. Fuster & Montgomery County Planning Board:

We are the owner of "Lot 12", 5301 Goldsboro Road, Bethesda MD 20817. We are writing to express our serious concern about the *proposed* subdivision of 5315 Goldsboro Rd. We moved into this neighborhood in 1996, mostly due to the large lots and privacy that is rarely offered in other areas of Bethesda. We enjoyed this as did our dear neighbors of 5315 all those years. Note, however, that this privacy came with significant Montgomery County property taxes that have steadily risen over these years.

When I first learned of an intent to change the nature of this property, I met with the owner. I expressed my and my neighbors' concerns over the subdivision and even offered to purchase the property at a fair market value, but he refused. The owner instead proceeded with the subdivision process, completely disregarding the neighbors' concerns and without any communication to hear the neighbors' concerns. Although he legally could proceed, his indifference showed that his main concern is to maximize his profit and has no respect for the negative impact of his subdivision on the surrounding neighbors in terms of privacy, structure design and many other issues outline by our neighbors.

As presently indicated on the concept plan provided by the engineering firm, the new two-story homes, in particular the one adjacent to us will be only 14' away from our property at its nearest point. As we currently have between 60-80 ft. between our lot line and the home at 5315, this proposed structure will take over our entire privacy (WE WERE ENJOYING FOR 26 YEARS) by overlooking our pool, backyard and our family room and blocking the sun/natural light to our house.

By this correspondence, we are requesting from the County Planning Board, in the event they are going to approve this subdivision, to please require the following changes to be made:

- (1) Change the existing proposed driveway on the left side of the structure on Lot 35 going to the garage and the garage and relocate them to the right side, a mirror image of the current design. The driveway area and required side setback code could result in at least 50 ft. or more giving us back at least some of our privacy.

- (2) We recognize that some screening trees are proposed along our lot boundaries, but we request that they be of sufficient density and growth characteristics to provide privacy AND that a new solid fence of the allowed 6 ft. height be installed along the entire length of the lot boundary (proposed Lot 35 to Lot 12).
- (3) We further request that the owner and their engineer have open communication with the neighbors prior to submitting any future changes or plans to the County.

Your time is greatly appreciated. We look forward to your discussion and response.

Regards,

Sean and Holly Shahparast  
5301 Goldsboro Road  
Bethesda MD 20817





October 4, 2024

Mr. Marco Fuster  
Planner III  
Montgomery County Planning Department  
2425 Reedy Drive, Floor 13  
Wheaton, MD 20902

Dear Mr. Fuster & Montgomery County Planning Board:

We are the owners of "Lot 11", 5306 Bradley Blvd. We are writing to express our serious concern about the *proposed* subdivision of 5315 Goldsboro Road. We expressed these concerns in the Goldsboro Residents Group response to both concept plans submitted by the owner's engineering firm on April 18th and again on September 9th. It is clear that our concerns were ignored or at best, misconstrued.

In the April response, we showed examples of the stone wall that functions as a retaining wall between our property and the *proposed* Lot 35 boundary. In this submission, we showed clear evidence that subterranean water over the years has produced enough pressure to create a bulge in the wall. Moreover, we stated that in heavier rains, water flows over the wall or through the drain holes directly onto our backyard with no place to go (ground absorption) as we have a solid surfaced backyard.

The County Dept. of Planning's response to this has been to propose a "structural analysis" of the wall. While we appreciate this, and if found to be significant, we would expect a reinforcement or replacement solution by the owner, this does not address the fundamental issue of stormwater mitigation along this boundary. That subterranean water pressure exists along our wall should not be in question. We have stated that a comprehensive stormwater mitigation involves a combination of water collection and diversion away from our property altogether. We are not engineers, but one obvious example might be a in-ground drain along the length of our property, continuing along Lot 10, that moves some above ground water away but more importantly subterranean water away from both properties toward Goldsboro Road.

We expect that the Montgomery County Planning Department and the Planning Board to not approve this subdivision unless this serious concern has a solution in place in the engineer's concept plan that forces the developer to implement that requirement. In addition, privacy issues between our lot and proposed Lot 35 were stated in the GRG response (Sept. 9, 2024) that we wish to see resolved and incorporated into the engineer's concept plan. We look forward to your discussion and response.

Regards,

Rakesh and Pia Srinivasan  
5306 Bradley Blvd.  
Bethesda MD 20814



September 8, 2024

Mr. Marco Fuster  
Planner III  
Montgomery County Planning Department  
2425 Reedie Drive, Floor 13  
Wheaton, MD 20902

Dear Mr. Fuster & Montgomery County Planning Board:

I am the owner of "Lot 29", 5321 Goldsboro Road, Bethesda MD 20817. I am writing today in regard to my great concern of the planned subdivision of my adjacent lot into 2 separate lots and new homes. As I read the latest plans, apparently in consideration and response to a group of neighbors I am a part of, the Goldsboro Residents Group. Upon reviewing the last proposed plan, I was startled to see the Location of Disturbance ss moved even closer to our lot line and our retaining wall. We have a very steep slope between the 2 lots and very close to that divide on our property, we have had existing pool heat pumps, filter systems, backwash pump, electrical boxes, etc., just feet from where they are now proposing to move the LOD. I am not sure if anyone has taken the time to explore my adjoining property to the back there but is certainly doesn't appear so, or we would not see this increase of risk to erosion and water surge from heavy rains our area often sees.

Additionally, I note from the plan drawings several green trees running tightly along or just on the other side of the rather old retaining wall. Are these supposed to be the substantial but few existing trees? If so, there are perhaps 6 rather than the dozen amount shown. If these are supposed to represent what they plan on planting, then I am worried if they tear down the nearly 80 foot trees there with deep root systems holding that soil in place with the older retaining wall, will take out the integrity of that support and our long existing pool, our marble deck surfacing all around that as well as the extensive pool equipment that has rested in its place near our lot lines could quite easily shift and perhaps crack with these nearby underpinnings disturbed.

IF I am missing something here showing to the contrary, please point it out. I would welcome a walk-through of our property by the county to show my concerns and dire expectations from this plan of development. I am hopeful the retaining wall, tree preservation and adjustment of LOD can be negotiated to make the 2 properties safe and cohesive.

I look forward to your response and discussion. My best,

Suzanne Canton

5321 Goldsboro Road  
Bethesda MD 20817  
(301)785-6599 cell