

## Item 9 - Correspondence

**From:** [Estes, Phillip](#)  
**To:** [MCP-Chair](#)  
**Subject:** 12006056A: Shaare Tefila Congregation, Fw: Planning Board Notice  
**Date:** Thursday, October 24, 2024 9:34:21 AM

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12006056A: Shaare Tefila Congregation  
Agenda date: 10/31/2024

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**From:** Cherrywoodhoa <cherrywoodhoa@verizon.net>  
**Sent:** Wednesday, October 23, 2024 6:55 PM  
**To:** Estes, Phillip <Phillip.Estes@montgomeryplanning.org>  
**Subject:** Planning Board Notice

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

Dear Mr. Estes,

We received the notice yesterday, October 22nd) of the Planning Board Hearing for the Property at 16620 Georgia Avenue. The card says you want written comments by noon on the 29th so this only gives the community one week to obtain the details of the proposal and provide written comments. This is a totally inadequate amount of time for people to thoroughly review the proposal especially since there is no details provided with the notice or a link to review details of the plan.

Our HOA recently reviewed the exception proposal for the "Little Steps" Day care center at 16650 Georgia Avenue in September and took a position opposed to that proposal due to inadequate parking and traffic congestion. The last thing anyone wants is another traffic nightmare along Georgia Avenue like the Dunkin Donuts operation on Georgia Avenue in Olney. The adjacent proposal seems absurd given that the conditions of the original approval precluded a day care center or a school.

What has changed to warrant consideration to eliminate the original conditions associated with this property?  
How does this day care center relate to the adjacent Little Steps proposal at 16650 Georgia Avenue? You certainly can't approve both.  
Has the traffic study for Little Steps been completed as planned in September? If so, please provide those results.

We would also like details on the plan for 16620 Georgia Avenue. How big is the day care center and how big is the school planned?

Our preliminary assessment is that these changes are inappropriate for this location. We would suggest that this hearing is premature because inadequate notice was given to the community to review the plan and ask questions.

Paul Jarosinski, President

Cherrywood HOA

**From:** [Zenas Crisostomo](#)  
**To:** [MCP-Chair](#)  
**Cc:** [christineruyceras@gmail.com](mailto:christineruyceras@gmail.com)  
**Subject:** Shaare Tefila Congregation - Amendment # 12006056A  
**Date:** Monday, October 28, 2024 9:13:52 AM

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

Dear Chair Artie Harris,

I am writing on behalf of Brooke Manor Farm Estates and surrounding neighborhood to formally express our concerns regarding the proposed changes to property use at Shaare Tefila Congregation 16620 Georgia Ave. Olney, MD 20832. The request to eliminate conditions currently limiting school and daycare operations while maintaining religious assembly use raises significant issues for our community that we believe warrant serious consideration.

### **Traffic and Congestion**

The addition of a school on this property would introduce considerable traffic congestion, especially during drop-off and pick-up times. Our narrow residential streets are not designed to handle high traffic volume, and we anticipate frequent delays that will disrupt daily routines and restrict access for emergency vehicles.

### **Parking Shortages**

Limited parking in the area could lead to a parking overflow from staff, visitors, and event attendees, spilling into surrounding streets and potentially blocking residential driveways. Given the space constraints, this impact would be highly disruptive to those living nearby.

### **Noise and Disturbance**

The proposed school activities would disrupt the quiet nature of our neighborhood. Noise from playgrounds, sports, and events during and outside regular hours could significantly affect residents, particularly those working from home, families with young children, and elderly residents.

### **Environmental and Safety Concerns**

An increase in vehicular traffic would lead to higher air pollution levels, impacting our health and the environment in a residential area not intended for heavy traffic. Furthermore, the anticipated increase in foot traffic and limited sidewalks could present safety hazards for pedestrians, especially young children. There is also concern about potential trespassing as more non-residents move through the area.

### **Impact on Community Character and Property Values**

The proposed changes threaten the quiet, residential appeal of our neighborhood, potentially diminishing property values and altering our community's unique character. Such a shift may deter prospective homeowners who seek out tranquil, residential neighborhoods.

### **Strain on Local Infrastructure**

The anticipated additional demand on public utilities and roads could expedite wear and tear, leading to more frequent maintenance. Local services, including police and crossing guards, would be strained by the additional traffic and pedestrian flow, further stretching community

resources.

We request that you reconsider the approval of this request, as it poses substantial disruptions to the quality of life for existing residents. Thank you for considering the concerns of our community, and we hope for a decision that will preserve the character and safety of Brooke Manor Farm Estates and neighborhood.

Sincerely,

Zenas Crisostomo  
3500 Tavenner Ct.  
Olney, MD 20832