

From: [Davis-Cook, Shana](#)
To: [MCP-Chair](#)
Cc: [Davis-Cook, Shana](#); [Ms. Leonard](#); lou.morsberger@chevychasevillagemd.gov; gary.crockett@chevychasevillagemd.gov; nancy.watters@chevychasevillagemd.gov; linda.willard@chevychasevillagemd.gov; robert.goodwin@chevychasevillagemd.gov; david.winstead@chevychasevillagemd.gov
Subject: Testimony: Planning Board Meeting, February 27, Agenda Item 10 (Public Hearing)
Date: Monday, February 24, 2025 5:24:06 PM
Attachments: [Testimony PlanningBoard ZTA25-02 EnvironmentalAssmt 022425.pdf](#)

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

Dear Chair Harris:

Attached please find written testimony submitted for the record on behalf of the Chevy Chase Village Board of Managers for the following Public Hearing, scheduled for the Planning Board's February 27 agenda, as Item 10:

Climate Assessments for ZTA 25-02 Workforce Housing – Development Standards and 25-03 Expediated Approvals – Commercial to Residential Reconstruction (Public Hearing)

Sincerely,
Shana R. Davis-Cook
Manager, Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815
Phone (301) 654-7300
Fax (301) 907-9721
www.chevychasevillagemd.gov
shana.davis-cook@montgomerycountymd.gov



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>



February 24, 2025

Via email to: MCP-Chair@mncppc-mc.org

Mr. Artie Harris, Chairman
Montgomery County Planning Board
2425 Reddie Drive, 14th Floor
Wheaton MD 20902

RE: Climate Assessments for ZTA 25-02
Written testimony and request to keep record open through March 6

Dear Chairman Harris and Planning Board Members:

Please accept this testimony into the record of the Planning Board’s hearing on its Climate Assessment for ZTA 25-02.

1. Opposition to reduction of on-site parking requirement. First, I oppose the staff recommendation that the minimum required on-site parking be reduced from two spaces per dwelling to one. The residential properties which are eligible for development under the Optional Method are located along “corridors,” which all are major roadways with limited (if any) street parking. As a result, if the occupants of any residential unit have more than one vehicle, residents, guests and service vehicles will look for the nearest available parking, which will be the abutting residential streets.

The restriction of available on-site parking will create additional parking demand along local roads in adjoining neighborhoods, which already have a high parking demand, narrow roadways with limited visibility, and often no sidewalks. The proposed amendment will unnecessarily create adverse impacts to adjoining communities beyond those contemplated by the ZTA as drafted.

2. Support for more stringent stormwater management controls. Stormwater runoff in my neighborhood already is a significant concern, as the existing controls are outdated if they ever existed at all.

For this reason, stormwater waivers should not be granted for any residential redevelopment, and I support amending County law to prohibit those waivers of on-site stormwater management on lots 15,000 square feet or less.

CHEVY CHASE VILLAGE

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BOARD OF MANAGERS

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DAVID L. WINSTEAD
Board Member

VILLAGE MANAGER
SHANA R. DAVIS-COOK
LEGAL COUNSEL
SUELLEN M. FERGUSON

Additionally, the stormwater management laws should be amended to require that triplex, townhouse and apartment units provide on-site stormwater management controls, particularly because residential housing types are likely to create more impervious surface (and so more runoff) than a smaller single-family dwelling or a duplex unit would create (and which are covered by existing code requirements). I support amending County law to require triplex, townhouse and apartment units to provide on-site stormwater management controls.

3. Support for more flexible tree planting standards. I support staff's recommendation for more flexible tree planting standards, both on-site and for street tree plantings, as an effective way to help offset additional impervious coverage and the inevitable loss of existing tree cover as properties are redeveloped with larger residential structures.

In summary, please recommend to the County Council that (a) it retain the proposed two-parking spaces per dwelling now required under ZTA 25-02; (b) it ban all stormwater management waivers, and that triplex, townhouse and apartment structures on lots 15,000 square feet or less be required to provide on-site stormwater management controls; and (c) it adopt more flexible on-site and street-level tree planting standards.

Please also keep open the Planning Board record to receive additional written testimony in connection with this environmental analysis through the close of the Board's March 6 public hearing on ZTA 25-02.

Sincerely,



Lou Morsberger
Vice Chair, Board of Managers

cc: Chevy Chase Village Board of Managers
Shana R. Davis-Cook, Village Manager

From: [Ben Gielow](#)
To: [MCP-Chair](#)
Cc: ccv@montgomerycountymd.gov; [Ben Gielow](#)
Subject: Comments to Climate Assessments for ZTA 25-02
Date: Tuesday, February 25, 2025 10:25:34 AM
Attachments: [Testimony PlanningBoard ZTA25-02 EnvironmentalAssmt 022425.pdf](#)

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

Hello,

I write to express concerns about the environmental impacts of ZTA 25-02 and align my comments with those submitted by Lou Morsberger, Vice Chair, Board of Managers, on behalf of Chevy Chase Village (attached). Allowing larger structures in residential neighborhoods to house more people will, 1) create more stress on our very old and decerped utilities, with no plan on addressing/upgrading them; 2) decrease tree canopy coverage, decreasing air quality while increasing urban heat, 3) worsen already bad stormwater management systems, with no plan on addressing/upgrading them; and, 4) decrease public safety by limiting residential parking, thus jamming more cars onto side roads for parking instead of putting them in driveways where they belong. Also, our schools are already overcrowded, but I realize that may not be the subject of this hearing. Regardless, much more work and public input is needed on these negative consequences before the council considers ZTA 25-02 and the "More Housing N.O.W." legislation.

Sincerely,
Ben Gielow
17 Magnolia Pkwy
Chevy Chase, MD 20815



February 24, 2025

Via email to: MCP-Chair@mncppc-mc.org

Mr. Artie Harris, Chairman
Montgomery County Planning Board
2425 Reddie Drive, 14th Floor
Wheaton MD 20902

RE: Climate Assessments for ZTA 25-02
Written testimony and request to keep record open through March 6

Dear Chairman Harris and Planning Board Members:

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1. Opposition to reduction of on-site parking requirement. First, I oppose the staff recommendation that the minimum required on-site parking be reduced from two spaces per dwelling to one. The residential properties which are eligible for development under the Optional Method are located along “corridors,” which all are major roadways with limited (if any) street parking. As a result, if the occupants of any residential unit have more than one vehicle, residents, guests and service vehicles will look for the nearest available parking, which will be the abutting residential streets.

The restriction of available on-site parking will create additional parking demand along local roads in adjoining neighborhoods, which already have a high parking demand, narrow roadways with limited visibility, and often no sidewalks. The proposed amendment will unnecessarily create adverse impacts to adjoining communities beyond those contemplated by the ZTA as drafted.

2. Support for more stringent stormwater management controls. Stormwater runoff in my neighborhood already is a significant concern, as the existing controls are outdated if they ever existed at all.

For this reason, stormwater waivers should not be granted for any residential redevelopment, and I support amending County law to prohibit those waivers of on-site stormwater management on lots 15,000 square feet or less.

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LEGAL COUNSEL
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In summary, please recommend to the County Council that (a) it retain the proposed two-parking spaces per dwelling now required under ZTA 25-02; (b) it ban all stormwater management waivers, and that triplex, townhouse and apartment structures on lots 15,000 square feet or less be required to provide on-site stormwater management controls; and (c) it adopt more flexible on-site and street-level tree planting standards.

Please also keep open the Planning Board record to receive additional written testimony in connection with this environmental analysis through the close of the Board's March 6 public hearing on ZTA 25-02.

Sincerely,



Lou Morsberger
Vice Chair, Board of Managers

cc: Chevy Chase Village Board of Managers
Shana R. Davis-Cook, Village Manager

From: [Rachel DeLong](#)
To: [MCP-Chair](#)
Cc: gchernack1@gmail.com
Subject: Section 5 of the Village of Chevy Chase - Testimony on Climate Assessment for ZTA 25-02
Date: Tuesday, February 25, 2025 11:46:38 AM
Attachments: [CC Section 5 - Letter - Climate Assessments for ZTA 25-02.pdf](#)

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

Hello,

Please find attached the testimony from Chevy Chase Section 5's Town Council. Please accept it into the record of the Board's hearing.

Rachel R. DeLong
Town Manager, Section 5 of the Village of Chevy Chase
P.O. Box 15140
Chevy Chase, MD 20815
(301) 986-5481
Email: manager@chevychasesection5.org
Website: www.chevychasesection5.org



SECTION 5 OF THE VILLAGE OF CHEVY CHASE

February 25, 2025

Mr. Artie Harris, Chairman
Montgomery County Planning Board
2425 Reedie Drive, 14th Floor
Wheaton MD 20902

Dear Chairman Harris and Board members:

Please accept this testimony into the record of the Board's hearing on its Climate Assessment for ZTA 25-02.

1. Opposition to reduction of on-site parking requirement. First, on behalf of our residents, we oppose the staff recommendation that the minimum required on-site parking be reduced from two spaces per dwelling to one. The residential properties which are eligible for development under the Optional Method are located along "corridors," which all are major roadways with limited (if any) street parking. As a result, if the occupants of any residential unit have more than one vehicle, residents, guests and service vehicles will look for the nearest available parking, which will be the abutting residential streets.

The restriction of available on-site parking will create additional parking demand along local roads in adjoining neighborhoods, which already have a high parking demand, narrow roadways with limited visibility, and often no sidewalks. The proposed amendment will unnecessarily create adverse impacts to adjoining communities beyond those contemplated by the ZTA as drafted.

2. Support for more stringent stormwater management controls. Stormwater runoff in Section 5 of the Village of Chevy Chase is a significant concern, as the existing controls are outdated if they ever existed at all.

For this reason, stormwater waivers should not be granted for any residential redevelopment, and we support amending County law to prohibit those waivers of on-site stormwater management on lots 15,000 square feet or less.

Additionally, the stormwater management laws should be amended to require that triplex, townhouse, and apartment units provide on-site stormwater management controls, particularly because residential housing types are likely to create more impervious surface (and so more runoff) than a smaller single-family dwelling or a duplex unit would create (and which are covered by existing code requirements). We support amending County law to require triplex, townhouse and apartment units to provide on-site stormwater management controls.

3. Support for more flexible tree planting standards. We support staff's recommendation for more flexible tree planting standards, both on-site and for street tree plantings, as an effective way to help offset additional impervious coverage and the inevitable loss of existing tree cover as properties are redeveloped with larger residential structures.

In summary, please recommend to the County Council that (a) it retain the proposed two-parking spaces per dwelling now required under ZTA 25-02; (b) it ban all stormwater management waivers for lots 15,000 square feet or smaller and that triplex, townhouse and apartment structures be required to provide on-site stormwater management controls; and (c) it adopt more flexible on-site and street-level tree planting standards.

Please also keep open the Planning Board record to receive additional written testimony in connection with this environmental analysis through the close of the Board's March 6 public hearing on ZTA 25-02.

Sincerely,

Gregory S. Chernack

Gregory S. Chernack, Chair
gchernack1@gmail.com
THE SECTION 5 TOWN COUNCIL
Section 5 of the Village of Chevy Chase