

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Fwd: Plan # 120250110 for Ridgewells Catering
Date: Wednesday, June 18, 2025 10:37:49 PM

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

----- Forwarded message -----

From: [REDACTED]
Date: Wed, Jun 18, 2025 at 10:31 PM
Subject: Plan # 120250110 for Ridgewells Catering
To: <adam.bossi@montgomeryplanning.org>

Dear Mr. Bossi,

I am a tenant and owner of an apartment at the Kenwood condominium, 5101 River Rd. Bethesda, Maryland; my apartment looks into the Ridgewells Catering facilities and for this reason I write you to totally oppose this new acquisition by Ridgewells Catering it is totally unacceptable, this food facility should not be at the present location in the middle of a neighborhood, it is a focus of infection for the school next to them and for us the people at this 19 floors condominium that we have to put on with the garbage; potential Mice and Rats; the trucks noise day and night; traffic congestion with our delivery parking space plus the pollution and cooking odors at any time.

Please help our community at the Kenwood condominium and don't allow this additional space to Ridgewells, this type of food company cannot be in the middle of a neighborhood with homes, condominiums and next to a school.

I also enclose some photos taken from my home balcony where you can see the area in question, it is right in front our building balconies and windows where the Ridgewells company has an open trash and parking area.

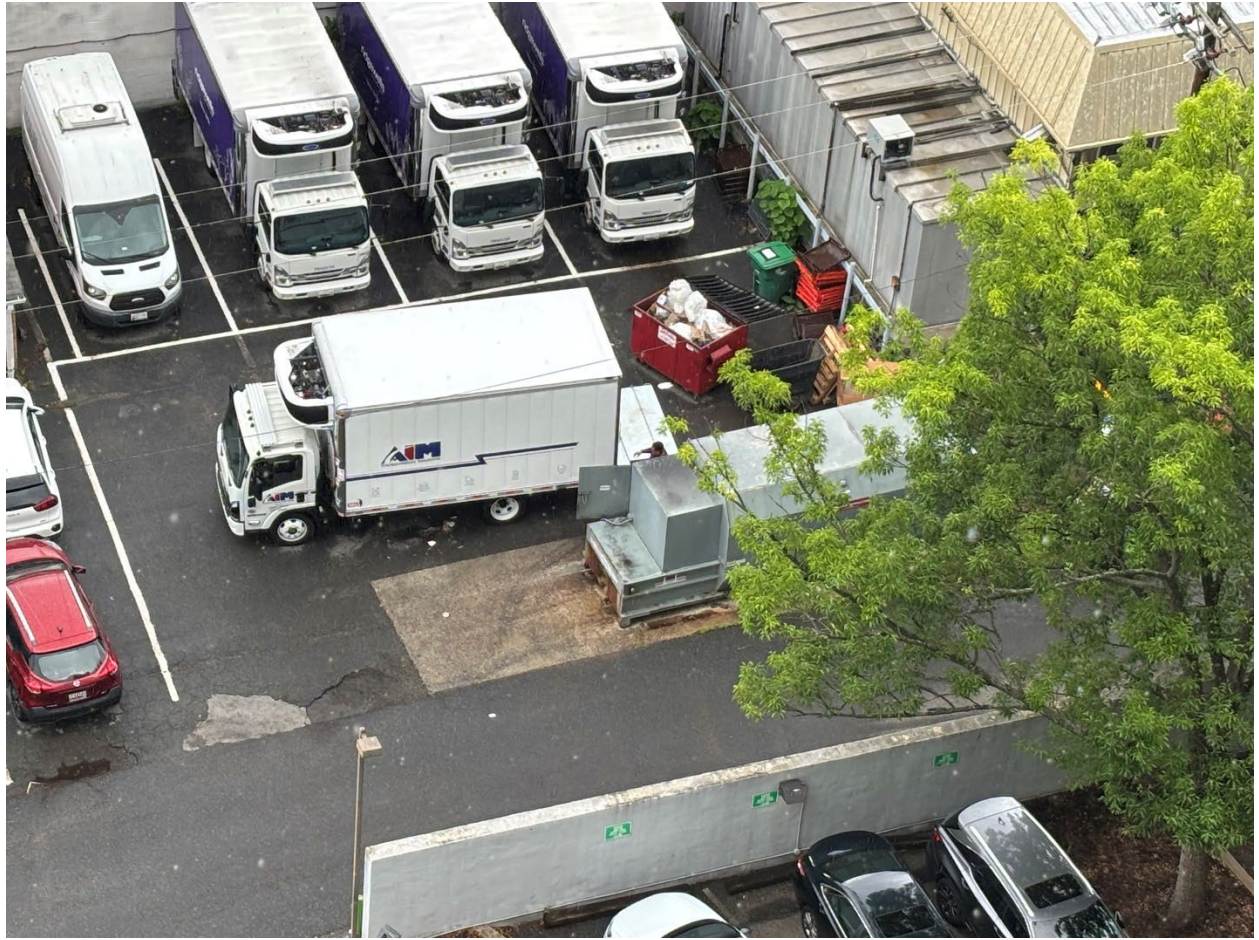
Many thanks for your help,

[REDACTED]
The Kenwood condominium
Apt. 1803









From: [REDACTED]
To: [MCP-Chair](#)
Cc: [REDACTED]
Subject: Fwd: Ridgewell expansion
Date: Thursday, June 19, 2025 2:31:20 PM

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

Chair Artie Harris, I neglected to include you on this comment. Thank you for your attention.

[REDACTED]
Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: June 19, 2025 at 2:26:25 PM EDT
To: adam.bossi@montgomeryplanning.org
Cc: [REDACTED]
Subject: Ridgewell expansion

Dear Mr Bossi:

Regarding the expansion of Ridgewells buffer corridor alongside The Kenwood Condominium (5101 River Rd), I agree with the comments you received from [REDACTED].

To summarize: living next to Ridgewells means the residents of the Kenwood Condo must endure 24/7 noise, truck traffic, food smells, enormous amounts of trash, rats and mice which are attracted to the trash overflow.

Allowing Ridgewells to take the parking lot buffer zone and turn it into 18,850 square feet of food preparation would exponentially, and I mean exponentially, increase the already untenable conditions behind our apartment building, The Kenwood Condominium.

Please think carefully in considering approval of this 18,850 square foot expansion of the buffer zone. Put people over Ridgewells profits!

Vote NO to Ridgewells expansion.

[REDACTED]
Unit 1215
Kenwood condo

[REDACTED]

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Friendship Parcel 210 Ridgewells
Date: Thursday, June 19, 2025 11:39:59 AM

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

Chair Artie Harris
Montgomery County Planning Board

Dear Chair

We are writing on behalf of many unit owners who are already fed up with Ridgewells being at our doorstep.

We already have to endure the 24/7 noise, food smells, truck traffic, heat pollution, light pollution, trash, trash compactor, the ugly sights, and the mice and rat overflow that continually attack our building.

This corridor on River Road is residential with light industry. More residential square footage is being added to the mixed use.

Allowing Ridgewells to take parking lot buffer zone and turn it into 18,850 square feet of food preparation would exponentially, and I mean exponentially increase the already untenable conditions behind our apartment building, The Kenwood Condominium.

Ridgewells is producing a HEAT Island on River Road. Ovens running 24/7, tons of heat released, releasing tons of heat in the summer months when DC is already sweltering.

Ridgewells is producing a Noise island with trucks and whirling trash compactors and loud dock people.

Ridgewells is producing a vermin Island with mice and rats attacking our perimeter.

Ridgewells is assaulting us with food smells 24/7. You cannot be serious in considering approval of them expanding their production into a buffer zone. We strongly urge you to put people over Ridgewell profits for the homes and apartments on either side of it. No to the Ridgewells expansion.

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Re: Automatic reply: Friendship Parcel 210 Ridgewells
Date: Thursday, June 19, 2025 11:48:35 AM

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

[REDACTED]
5101 River Road
Bethesda and 20816
1513
Sent from my iPhone

On Jun 19, 2025, at 11:42 AM, MCP-Chair <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.

IMPORTANT: 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/>

From: [Bossi, Adam](#)
To: [MCP-Chair](#)
Cc: [Dickel, Stephanie](#)
Subject: FW: Voice Mail Re: Ridgewells Preliminary Plan
Date: Friday, June 20, 2025 8:01:20 AM
Attachments: [audio.mp3](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Please see below for a public comment received regarding Preliminary Plan 120250110.

Note that we received an extension request for this item. The extension request is to move forward on 6/26 in lieu of the hearing item on the Preliminary Plan (listed as Item 6 on the agenda), with a new hearing date for the Preliminary Plan TBD.

Adam



Adam Bossi

Planner III, Downcounty Planning Division
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
adam.bossi@montgomeryplanning.org
o: 301 495 4529



From: + [REDACTED] (Unverified) <noreply@skype.voicemail.microsoft.com>
Sent: Wednesday, June 18, 2025 8:16 PM
To: Bossi, Adam <Adam.Bossi@montgomeryplanning.org>
Subject: Voice Mail (2 minutes and 4 seconds)

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

This message is for Adam Bazi, the plan reviewer for the Friendship Parcel 210 Ridgewell Catering. I live at 5101 River Rd., the Kenwood Condominium, Apt 1513, and I can tell you that we already have environmental impacts and on the Ridge Wells Catering, we have noise pollution, we have light pollution. We have noise with trucks backing up at 5:00 AM in the morning. We have the overflow of rats and mice from the production area that try to get into our building and we have had problems with mice. We are sure that the mice are coming from the food production right on our doorstep. They have a trash compactor that they move periodically full of garbage underneath. They are not particularly a good neighbor. We do not want to have the impact of more traffic. We do not want to have the impact of trucks. We do not want to have the impact of our infrastructure being damaged. We do not want to have the light pollution. We do not want to have the odor, increased odors from the cooking that invade our apartment. We are a residential area nestled between a very light industry, including shops and stores and so forth. And this is just antithetical to the way that it should be developed here on River Rd., where you're getting more a [REDACTED] a [REDACTED] ing built and senior housing. This needs to be stopped. My name is [REDACTED] [REDACTED]. Thank you.

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Objection to Proposed Expansion – Ridgewells Catering, Friendship Parcel 210 (June 26, 2025 Hearing)
Date: Monday, June 23, 2025 2:25:49 PM

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

Dear Chair Harris,

I am writing as a resident of Kenwood Condominium to express my strong objection to the proposed 18,805-square-foot expansion of the Ridgewells Catering facility (Friendship Parcel 210), scheduled for hearing on June 26, 2025.

While I understand the importance of supporting local businesses, the proposed expansion raises a number of serious concerns that would negatively impact our residential community. These include:

- Increased traffic and congestion on already burdened local roads
- Elevated noise from delivery and industrial trucks
- Intensified light pollution, particularly during early morning or evening hours
- Strong cooking odors permeating the surrounding area
- Greater potential for rodent issues due to food production waste
- Additional strain on community infrastructure
- Increased garbage and waste output
- Added heat from larger operations, further warming our local environment
- Months of demolition and construction noise, dust, and disruption
- A general incompatibility with the residential character of our neighborhood

This proposal threatens to undermine the quality of life for surrounding residents. I urge the Planning Board to carefully consider these community impacts and reject the proposed expansion.

Thank you for your time and for your commitment to responsible planning for our county.

Sincerely,

[REDACTED]

[REDACTED]

5101 River Road, Apt. 1207
Bethesda MD 20816

From: [REDACTED]
To: [Bossi, Adam](#); [MCP-Chair](#)
Subject: Objection to Ridgewells Expansion (Friendship Parcel 210)
Date: Tuesday, June 24, 2025 2:29:45 PM

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

Dear Chair Harris and Mr. Bossi,

I am writing as a resident of the Kenwood neighborhood to express strong opposition to the proposed expansion of Ridgewells Catering at Friendship Parcel 210.

This expansion would significantly disrupt the quality of life in our residential community. The proposed increase in production space raises serious concerns about:

Increased truck traffic and congestion in an already heavily used area

Greater noise pollution, including during early mornings and late nights

Cooking odors and light pollution affecting nearby homes

The potential rise in pests, including mice and rats

Additional garbage and strain on local infrastructure

Extended demolition and construction disruption

This location sits adjacent to a residential neighborhood and is not suited for an expanded industrial operation of this scale. We urge the Planning Board to reject this proposal and prioritize the health, safety, and livability of the surrounding community.

Sincerely,

[REDACTED]
Apt 416
5101 River Road
Bethesda, MD 20816

From: [REDACTED]
To: [Bossi, Adam; MCP-Chair](#)
Subject: Preliminary Plan Number 120250110 - Ridgewells Catering
Date: Friday, June 20, 2025 12:17:03 PM

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

Hi Adam and and Planning Board,

I received a notification card in the mail regarding the above referenced plan number. I own my condo located at 5101 River Road and my balcony faces the Ridgewells catering site. I was hoping you could provide a bit of clarification for exactly what Ridgewells plan is to expand. As it currently stands, it appears there is no room for expansion. In addition, please take this as my notice that I am deeply opposed to any expansions added to the area for Ridgewells for the reasons below:

1. The area back here is extremely overcrowded. From what I could see on the postcard it appears maybe they will be knocking down the little brick building to add a newer building there. If I have that correct, that will remove parking for about 30 employee cars (parked in tandem) that are parked in front of the little building. Their employees don't seem to have enough room to park and often park in the church parking lot and down the little hill for Clipper Lane.
2. In addition, our extra parking lot (which is gated) and our loading dock also require the use of Clipper Lane. Watching cars and delivery trucks for our building come up this little road while Ridgewells catering vans/trucks come up and down makes the area over congested and easily complicates deliveries to our loading dock.
3. Our building has an exit through our extra parking lot. Many people use it to walk to Whole Foods, the Capital Crescent Trail, and students walking back from school. It already is less than ideal with all the traffic from Ridgewells to add more makes no sense.
4. We also already have noise issues with their trucks. The trucks that they have now tend to back up Clipper Lane with the safety beeping since they are in reverse because there is nowhere for them to turn around. If what little employee parking they have is gone and more trucks need to come the noise factor will only increase.
5. I realize it seems like the expansion will include Dorsey Lane, however, that road is constantly overcrowded with the autobody cars being repaired as well.
6. Lastly, adding more space for production for Ridgewells just increases the amount of rodents and smells.

I hope you decline Ridgewells application for expansion as they already seem overcrowded in the space they have.

Thanks,

[REDACTED]

From: [REDACTED]
To: [MCP-Chair; Bossi, Adam](#)
Cc: [REDACTED]
Subject: Ridgewells Catering Application - June 26, 2025 Friendship Parcel 210
Date: Saturday, June 21, 2025 3:15:29 PM

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

As a former City Plan Commissioner of Dallas, Texas who now lives in the Kenwood Condominiums nextdoor to Ridgewells, I am appalled at the multiple Code Violations and lack of enforcement in regard to the operation of a large food manufacturing and distribution center 50 feet away from a Multi Family Building of 300+ residents. From the moment I moved in a year ago, I began writing the Montgomery County government departments in regard to correcting Ridgewells negligence. Ridgewells has been a terrible neighbor to The Kenwood. Here are just some of the violations that need to be rectified BEFORE any expansion should even be considered.

1. Between Ridgewell's and The Kenwood Condominiums which have been here since 1970s is a legal sign posted by Montgomery County Government establishing the area surrounding The Kenwood Condominiums as "**noise sensitive area**" with reduced decibel level settings. There is NO enforcement.
2. **The Refrigeration Parking Bays** for Ridgewells delivery trucks are ALL situated on the east side of Ridgewell's less than 50 feet from The Kenwood residences. Thus, all night long after returning from Washington parties the catering trucks are beeping in reverse and then hooked up to refrigeration generators that far exceed decibel standards and are deafening all night long. The west side of Ridgewells should be the location of these parking and refrigeration bays, so that residents sleep is undisturbed. The west side has fueling stations and industrial uses, not multi family.
3. **The antiquated, noisy, and overly large refrigeration generators for Ridgewells**, again, sit less than 50 feet from The Kenwood Condo bedrooms. They are the size of two large moving truck trailers. This unenclosed, out dated equipment has no soundproofing blankets, fencing or shielding to reduce noise. They should have been installed on the west side, as they produce constant, unnecessary loud noise all night long. Additionally, there are outdated rooftop fans adding to the noise throughout the night.
4. **Blinding Lights on top of Ridewells two Buildings are NOT hooded nor shielded per code** and are directly facing the entire west side bedroom windows of 150 residences of the Kenwood. We have ALL had to get blackout curtains which cannot block all of the blinding light throughout the night. These are NOT security lights and there is no need for these antiquated lighting to remain while disturbing the sleep of multi family residents.
5. **Cooking Food smells from preparing large vats of chicken and meats is NOT properly filtered , circulated, or contained** within Ridgewells kitchen sites and seeps into the residences at The Kenwood throughout the night and day. There are updated methods of containing such industrial food smells which should be required and enforced by Montgomery County in consideration of the multi family residences which have been in pplace since 1970s. The smells are disgusting and invade our condos constantly, even when the windows are closed.
6. **Clipper Lane - Ridgewells continually uses this public street as their personal driveway.** Kenwood residents, moving trucks, and deliveries are regularly blocked from

entering our deeded parking/loading area due to Ridewell's allowing food delivery trucks to park in the middle of Clipper Lane while unloading huge amounts of inventory to Ridgewells. throughout the day and late in the evening. Additionally, trash is piled outside of Ridgewells on Clipper Lane, which has caused a regular rat problem at The Kenwood Condominiums. All of this should be on the west side of their property towards the industrial side, not the multi family side.

The residents of The Kenwood Condominium are in the legal notification area and should have received more than a vague postcard notice in regard to this re--zoning application. In my opinion, no entity should be granted an expansion until they have been required to bring their present facilities and operations up to today's codes, particularly in consideration of sitting immediately adjacent to a multi family resident building. The right to live peacefully in one's residence should take precedence over Ridgewells' negligence in failing to update their equipment to meet today's requirements, and making an intentional decision to place all the noisy generators, refrigeration machines, and refrigeration truck parking next to The Kenwood instead of on the west side of their site. It is a challenge when residential and industrial abut, but Ridgewells has done NOTHING to mitigate any of the above issues for the residents trying to sleep and live at The Kenwood Condominiums.

I hope the Commission will carefully consider all the information I have provided when considering Ridgewell's application on JUNE 26, 2025. I received no help from Gretchen Eckstrom or Steve Martin when I submitted these many complaints from me and other residents of The Kenwood last year.

Respectfully,

[REDACTED]
5101 River Road, #1005
Bethesda, MD 20816
[REDACTED]

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Ridgewells expansion
Date: Friday, June 20, 2025 4:27:19 PM

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

Dear Artie Harris,

I am an owner at the Kenwood condominium. Please do not allow the Ridgewells expansion. It is already very loud and at early hours. We have a mice problem at the Kenwood, I believe that Ridgewells plays a very big part in that problem.

Sincerely,

[REDACTED]