

Dear Montgomery County Planning Board,

I am writing in reference to the amendment to plan number 12014003A, the proposed development of Beall's Manor Subdivision Lots 1-3. I am the home and property owner at 201 Spearmint Lane, which is adjacent to the lots proposed for development under 12014003A and shares a property border.

While I recognize the applicant's right to develop the Beall's Manor Subdivision, I have significant safety and quality of life concerns for the neighborhood residents during the construction period if plan 12014003A proceeds.

Specifically:

- The current access point to the Beall's Manor lots is the terminus of the Spearmint Lane stub, which is located at the back of the North Sherwood Forest neighborhood. North Sherwood Forest is densely populated, with on-street parking on both sides of all streets and children often playing within the roadways. Frequent travel through the neighborhood by large machinery and construction vehicles thus poses a major logistical and safety hazard. I urge the County to mandate a separate access point to Beall's Manor for the construction equipment if plan 12014003A is implemented, or, if no alternative access can be found, to enact strict speed limits and access control measures for construction vehicles traveling through North Sherwood Forest.
- As the homeowner of 201 Spearmint Lane, my driveway is perpendicular to the current terminus of the Spearmint Lane stub. If this will be the sole access point for the Beall's Manor property, I am concerned that construction on the property will block access to my driveway, mail delivery to my mailbox, and garbage/recycling pickup. I thus urge the County to prohibit construction vehicle parking on Spearmint Lane during any development of Beall's Manor Subdivision, and that no construction vehicles be permitted overnight parking on any streetway within North Sherwood Forest, especially Spearmint Lane.
- The properties sharing a border with Beall's Manor Subdivision, including my own, are single family homes. Construction on Beall's Manor will therefore significantly impact quality of life for those residents adject to Beall's Manor during the development period. I urge the County to mandate dust screening be erected between the construction zone and any adjacent residential property, and that work hours for construction be restricted to standard business hours.

I appreciate the Planning Board and Plan Reviewer's attention to these matters.

Thank you,



201 Spearmint Lane, Silver Spring, MD