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Alina SEEZ	[REDACTED]	8/25/25
Josiane El KORN	[REDACTED]	
Josiane El KORN	[REDACTED]	8/25/25
Diana STEEL	[REDACTED]	
Sussan Tahmasobi	[REDACTED]	8/25/25
Mariam Tahmasobi	[REDACTED]	8/25/25
Nia Harrington	[REDACTED]	8/25/25
ELIE ARFAIAN	[REDACTED]	8/26/25
Sara Arfaian	[REDACTED]	8/26/25

Petition Requesting Issues at Ridgewells Be Addressed by Montgomery County Planning Board.

We, the undersigned residents of The Kenwood Condominium, 5101 River Road, Bethesda, Md 20816, are requesting of the Montgomery County Planning Board, in conjunction with the September 4, 2025, hearing on Ridgewells Preliminary Plan Application # 120250110, that Ridgewells be required to submit a Certified Site Plan for their new 18,805 sq ft proposed industrial facility for subsequent approval by the Planning Board. The Kenwood Condominium building is in a residential zone which abuts the Ridgewells existing and proposed industrial site with only a 10-to-14-foot separation. Clipper Lane, a private road separates the two properties. Due to this immediate adjacency of a large 300 plus unit residential building, our over 500 residents have suffered chronic disruptions to their quality of life from nightly noise, intrusive lighting, negligent sanitation practices, unscreened equipment, and food smells. Ridgewells trucks and operation block Clipper Lane creating a very hazardous fire safety issue. It has become clear that the only way Ridgewells will address these issues is through the official Certified Site Plan permitting process.

	Name	Apartment #	Email	Date
9	Kamur Singh			8/19/25
10	Antonio			8/19/25
11	Della Banks			8.19.25
12	Hadi Toran			
13	Sussan Haghighat			8/19
14	Jasmine Allus			
15	Rosy Palomero			
16	Andrea			
17	Manira Alva			
18	Shamir			
19	Hossein Kazemian			

	Name	Apartment #	E-mail	Date
20	Nokukhanya Nhle	[REDACTED]	[REDACTED]	14/Aug/25
21	Mary D. [REDACTED]	[REDACTED]	[REDACTED]	8.19.25
22	[REDACTED]	[REDACTED]	[REDACTED]	8.20.25
23	[REDACTED]	[REDACTED]	[REDACTED]	8/20/25
24	Stephane H. [REDACTED]	[REDACTED]	[REDACTED]	8.20.25
25	Bofana J. [REDACTED]	[REDACTED]	[REDACTED]	20 aug 2025
26	Wesley R. [REDACTED]	[REDACTED]	[REDACTED]	8/20/25
27	Esman J. [REDACTED]	[REDACTED]	[REDACTED]	8/20/25
28	RAMIN RIAHIKHOO	[REDACTED]	[REDACTED]	8/20/2025
29	Elena Bobardilla	[REDACTED]	[REDACTED]	
30	Pierre Watchi	[REDACTED]	[REDACTED]	5/20/25
31	Rahul Kedar	[REDACTED]	[REDACTED]	08/20/25
32	Gidon Polatskati	[REDACTED]	[REDACTED]	8/20/25
33	Kathryn Harding	[REDACTED]	[REDACTED]	8/20/25
34	Shota Gehenia	[REDACTED]	[REDACTED]	08/20/2025
35	Nik Novikov	[REDACTED]	[REDACTED]	8/20/25
36	L Nottingham	[REDACTED]	[REDACTED]	8/20/2025
37	H.A. Pastoor	[REDACTED]	[REDACTED]	8/20/2025
38	Emma M. [REDACTED]	[REDACTED]	[REDACTED]	20/8/2025

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	Name	Apartment #	Email	Date
39	ALEXANDRA CLERTON			8/21/25
40	Pamela Wain			8/24/25
41	Thomas J. Gordon			8/24/25
42	Nino Nadaveshuli			8/24/25
43	Eka Tkeshelashvili			08/24/25
44	Paul Holshouser			8/22/25
45	Sara Batmanglich			8/22/25
46	Laetitia Doyle			8/22/25
47	Shahin Beradar			8/22/25
48	Jarab q.			8.22.25
49	Greg Nekstein			8/22/25
50	Syedun Rah			8/23/25

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	Name	Apartment #	Email	Date
51	Kirsten Bean	[REDACTED]		
52	Michael Duling	[REDACTED]		
53	Phabomala De	[REDACTED]		08/19/2025
54	Eliz & Alan Carter	[REDACTED]		10/19/25
55	Carlton D. Thomas	[REDACTED]		10/19/2025
Two 56	Sharon M. Cech	[REDACTED]		8-19-25
units → 57	Siomara Pabon	[REDACTED]		8/19/25
58	Marty Curtis	[REDACTED]		8-19-25
59	Amreen myhal	[REDACTED]		08/19/25
60	Mary Vigile	[REDACTED]		8/19/25
61	Roseida Anreiset	[REDACTED]		8/19/25
62.	GUILLERMO & NORA BEC	[REDACTED]		

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	Name	Apartment #	Email	Date
63	Shruti Gandhi			8/19/2025
64	IRA HEAST			8/22/2025
65	JOHN CASPAR			8/22/25
66	JALINOUS			8/22/25
67	KUMAR FERRIS			8/22/25
68	Haytham Najjar			8/22/25
69	Lauren Donohue			8/22/25

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	Name	Apartment #	Email	Date
70	ANCECA DEEDS	[REDACTED]	[REDACTED]	8-20-25
71	SUSANA B FELDMAN	[REDACTED]	[REDACTED]	
72	IGNACIO GOMER	[REDACTED]	[REDACTED]	8/20/25
73	Disni Kushanthi	[REDACTED]	[REDACTED]	8-20-25
74	Eve Katz	[REDACTED]	[REDACTED]	8-20-25
75	Liliana Ostria	[REDACTED]	[REDACTED]	8-20-25
76	Julio PATINO	[REDACTED]	[REDACTED]	8-20-25
77	MOOROSH ALFAN	[REDACTED]	[REDACTED]	
78	DEIRDRE CHANNING	[REDACTED]	[REDACTED]	
79	Mohammed Bornekhan	[REDACTED]	[REDACTED]	
80	Paul D. Smith	[REDACTED]	[REDACTED]	8/20/25

Petition

81 Carol Beall

[REDACTED]

8/25

82 M. Chris Brown

[REDACTED]

8/25

10

	Name	Apartment #	E-mail	Date
83	A. Tseretel			8/19
84	KAREISA			8/19
85	Carolyn Bundy			8/19
86	Anne Perry			8/19
87	Sindi Nwankwo			8-19
88	ZAKECHANE			8/19
89	Aax ey			8/19
90	Saideh Gensheimer			8/19/25
91	Saideh Gensheimer			8/19/25
92	Juliana Symone			8/19/25
93	Carol Hameklob			
94	Carol Hameklob			8/19/2025
95	Nash Beekun			
96	Rouminan Dautcher			8/19/25 8/19/2025
97	Suzanne Hollander			8/19/25
98	Victoria Beely			8/19/25
99	Victorie Beaj			8/19/25
100	Samira Najjar			
101	Harriet Feldman			
102	Ameena Layton			8/19/2025

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	Name	Apartment #	Email	Date
103	Carla Vale			8/24/2025
104	Yefim Tsegrile			8/24/2025
105	Eva Ragen			8/24/25
106	M. Ragen			8/24/25
107	Arturo Mera			8/25/25
108	Sopha Weliwitiigoda			8/24/25
109	Perpetua Weliwitiigoda			8/24/25
110	Samantha Porfello			08/25/25
111	Antonio Esteban Lopez			08/25/25
112	Katolín Lovelb			08/24/25
113	Kaveh Tashakori			
114	Bakram Salimi			8/25/25

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	Name	Apartment #	Email	Date
115	<i>[Signature]</i>			8/18/25
116	Deborah Schenck			8/18
117	Martha Campos			8/18/25
118	German Vargas			8-18-25
119	ANTONIO ZAMORA			8/18/25
120	LIA FIROUZFAK			8/18/25
121	Faroozeh Amirrezvani			8/18/25
122	ESTA-ANNA SCHAPIRO			8/18/25
123	Mariana Quilley			
124	Carmen Iribarren			8/18/25
125	J. RICHARD CARR			8/18/25
126	Hopkins K.			8/18/25

	Name	Apartment #	E-mail	Date
127	Robert R. Felt			8/18/25
128	Catalina Dutney			8/18/25
129	Patrice Varsiden			8/18/25
130	Jade Sparrow			8/18/25
131	Tommy Delozzi			
132	Margaret P. Bossett			8/18/25
133	Claire Stanal			8/18/25
134	June Nalton			8/19
135	Patricia Lazavides			8/19
136	"			8/19
136	Juliana Tagmuis			"
138	SOMNIA TABRIZIANI			8/19
139	Alexandre Dimitchev			8/19
140	Jerry Scheinberg			8/19
141	Heiko Olsch -			8/19
142	Meriem Cherri			8/19
143	Lina Keerdaja			8/19
144	Regina Mc Gahery			8/19
145	Walter Aquino			8/19
146	Richard Hassing			8/19
147	Amber J. J. J. J.			8/19

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	Name	Apartment #	Email	Date
148	Miryam Azar			08-22-2025
149	Angelina Zherov			08/22/2025
150	Shokhen Kaleriani			08/23/2025
151	ALAN DORSE			8/23/25
152	Alana Maria			8/23/25
153	H. Marri			8/23/25
154	SANHA			8/23/25
155	Majeed			8/23/25
156	Dobatchali Maria			8/23/25
157	Oya Bain			
158	Tamar Tchelidze			8/23/25
159	Christina Boag			8/23/25

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	Name	Apartment #	Email	Date
160	Emma Aguiar	[REDACTED]	no email	8/20/2025
161	Sandra Kaufman	[REDACTED]	.	8/20/25
162	David	[REDACTED]	no email	8/20/25
163	Tom B. [REDACTED]	[REDACTED]	[REDACTED]	8/20/25
164	MARIA Dove	[REDACTED]	[REDACTED]	8/20/25
165	Jackie [REDACTED]	[REDACTED]	[REDACTED]	8/20/25
166	Ali NAKHAI	[REDACTED]	[REDACTED]	8/20/25
167	J Baquero	[REDACTED]	[REDACTED]	8/20/25
168	David Frisco	[REDACTED]	[REDACTED]	8/21/2025

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	Name	Apartment #	Email	Date
169	STRAKIE MANIARIS	[REDACTED]	[REDACTED]	
170	Wenxiu Chen	[REDACTED]	[REDACTED]	
171	Mary Sutherland	[REDACTED]	[REDACTED]	8/21/25
172	J. K. Habib	[REDACTED]	[REDACTED]	8/21/25
173	Laurence Sidman	[REDACTED]	[REDACTED]	
174	Rhee Bruce	[REDACTED]	[REDACTED]	8/21/25

to to More congestion
to to more Noise pollution
'o to more traffic
to to food smells
'o to mice, rats
'o to light pollution

101 River Road, [REDACTED]



TO

Artie Harris
Chair - MCP

MC Planning Board
2425 Ree die DR.
Wheaton, Md 20900

CAPITAL DISTRICT 208



27 AUG 2025 PM 1

1775 ★ 2025

No to

**Friendship Parcel
to Ridgewells
entering Expansion**

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Ridgewells site plan
Date: Monday, August 11, 2025 8:05:32 AM

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

Sent from my iPhone

From: [REDACTED] <[REDACTED]>
Date: August 11, 2025 at 8:02:21 AM EDT

Subject: Ridgewells site plan

As a resident of Kenwood condominium facing this site I demand a Site Plan and mitigation of all the code infractions prior to approval of Ridgewells Preliminary Plan.

Sent from my iPhone

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Ridgewells
Date: Tuesday, August 12, 2025 2:23:33 PM

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

As residents of the Kenwood Towers, 5101 River Road in Bethesda, we request that you require Ridgewells to submit a Site Plan prior to any further action on its plans for a new building, and to mitigate all code infractions Ridgewells has been committing for years before its new building plans can go forward.

Thank you,

[REDACTED]

From: [REDACTED]
To: [Hisel-McCoy, Elza](#); [Greg Nichols](#); [Kronenberg, Robert](#); [MCP-Chair](#)
Subject: Re: Ridgewells Catering Application - Preliminary Plan #120150110 - Kenwood Residents Major Complaints
Date: Wednesday, August 20, 2025 10:28:27 AM
Attachments: [Outlook-12nfmm11.png](#)
[image.png](#)
[Outlook-he31x4pa.png](#)
[image.png](#)
[image.png](#)

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

Elza:

Thank you for your prompt response. However, I was a bit taken aback by your immediate dismissiveness of our request. While we certainly understand the basic Code stating that if a replacement building is not over 10% more of the original building, no site plan is required, we believe Ridgewells is using this loophole to avoid having to accommodate The Kenwood Condominium residents' right to quality of life as an abutting residential property. There are also sections of the same Code in Chapter 59 stating that "compatibility with an abutting residential zoned property" could require a site plan and even the Westbard Sector Plan re-emphasizes this point. Your same code states in regard to lighting violations, that lighting could also require a site plan. Ridgewells has stated directly to The Kenwood that they do not consider The Kenwood an "adjacent property" because there is a jointly owned private road 10 feet wide that separates us, therefore we are not "adjacent." I have read in depth Chap 59 and Chap 50 and there are numerous issues that can require a Certified Site Plan. We believe we qualify for that consideration under the Code.

As to advising Kenwood residents and Board to go to Montgomery Planning and to Code Enforcement in regard to our issues, that is an insulting request after 35 years of constant complaints to the County and to Ridgewells with no mitigation of any of the issues. I would ask you if you would buy a \$400,0000 condo with open sanitation 30 feet away from your bedroom window and rats swarming and delivery trucks coming and going all night long while huge lights beam through your windows disrupting sleep? Since Ridgewells and Montgomery County have done nothing over 30 years to correct all of the chronic violations, our only chance to make Ridgewells accommodate the Residential next door is to require a Certified Site Plan in conjunction with the re-building of the industrial facility. Ridgewells could easily move their delivery functions to the west side of the building in their planning to accommodate our rights, but have refused to do so.

Additionally, the reason for our seemingly sudden push prior to the September 4, 2025 Preliminary Plan Hearing is because we were not legally notified properly of Ridgewells Application in January 2025, as we should have been. Ridgewells land use attorney admitted he made no attempt to find contact information for our Board President and Management Company, (knowing that incondos they change regularly) and instead went to an antiquated state document and sent the only two notices to a deceased owner of a managment company from over 20 years ago and a Board President from over 20 years ago who no longer lives here. We had NO knowledge that Ridgewells had any intentions of building a new facility, until receiving a nebulous postcard in late June. We contend we have not been legally notified appropriately as the abutting neighbor under the Code.

Finally, Clipper Lane serves as a Fire Lane for The Kenwood property and is chronically block by

Ridgewells delivery trucks day and night. It cannot accommodate a fire vehicle to service our property and needs to be widened in conjunction with Ridgewells building plans. Presently, there are no pull off delivery areas for vendors at a food manufacturing facility. Ridgewells claims that the Fire Code has been met.

The Kenwood Residents have collected over 150 signatures of tax paying citizens requesting a Certified Site Plan in conjunction with this industrial property next door to our homes which has taken NO measures to be compatible with our residential zoning and noise sensitive designated area.

Thank you,

Claire W. Stanard
Kenwood Community Action Committee

On Tuesday, August 19, 2025 at 04:27:51 PM EDT, Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org> wrote:

Good afternoon Ms. Stanard,

Thank you for reaching out. I hope this finds you well. The purpose of a Preliminary Plan of Subdivision application is to allow a Plat to be recorded for a lot so that a building permit may be issued for a defined use at a proscribed density. As part of this review, Planning and County agencies look at the zoning code, traffic impact, environmental impact, and vehicular (including emergency) access to the site, as well as master plan conformance. This analysis will be provided in a Staff Report to the Planning Board.

A Preliminary Plan will not address a particular tenant, daily operations, or other day-to-day operational or code issues. If you have concerns about any of these, you can contact Montgomery County Department of Permitting Services at:

<https://permittingservices.montgomerycountymd.gov/DPS/online/eComplaint.aspx>.

A Site Plan is not required by the Zoning Ordinance for this application.

Your correspondence will be included in the Staff Report, which will be posted on the Planning Board Agenda website by this coming Monday at:

<https://montgomeryplanningboard.org/agendas/>. I encourage you to sign up to testify at the September 4 Planning Board Public Hearing for this application. You may do so online at: <https://montgomeryplanningboard.org/meetings/signup-to-testify/sign-testify-form/>.

Sincerely,

Elza



Elza Hisel-McCoy (he/him)
Chief, West County Planning

Montgomery County Planning Department
2425 Reddie Drive, 14th Floor
Wheaton, MD 20902
elza.hisel-mccoy@montgomeryplanning.org
301.495.2115



From: [REDACTED] <[REDACTED]>

Sent: Sunday, August 17, 2025 8:47 PM

To: Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Subject: Fw: Ridgewells Catering Application - Preliminary Plan #120150110 - Kenwood Residents Major Complaints

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

Mr. Kronenberg and Mr. Hisel-McCoy:

Greg Nichols referred our Kenwood Community Action Committee to you, as the appropriate code compliance leaders in Montgomery County. To that end, our community of 600 taxpayers in The Kenwood Condominium on River Road has suffered disruptive code violations by Ridgewells Catering Company for over 35 years. There have been years of complaints submitted to Ridgewell's, as well as to Code Compliance with little or no response. Our residents are tired of the nightly disruptions to sleep, and recognized that with the Preliminary Plan application submitted by Ridgewells, we needed to organize and lobby to get these issues mitigated once and for all in conjunction with the Sept. 4, 2025 Hearing. To that end, we are requesting a Certified Site Plan be required in regard to Ridgewells construction of their new building, allowing input from the residential building nextdoor and approval by the Planning Board.

I am forwarding the email that has been sent to our Councilmember, The Planning Board Chair, and the Planner for this case. Please feel free to contact me if you have any questions.

Regards,

Claire W. Stanard

TO: Councilmember Friedson, Chair Artie Harris, and Adam Bossi (Planner):

As a former City Plan Commissioner in Dallas, Texas who moved to The Kenwood Condominiums fairly recently, I was surprised at the lack of light industrial code compliance being enforced in regard to Ridgewells facility next door. The lack of sanitation, lack of noise mitigation, unshielded lights shining into bedroom windows, lack of pull off delivery areas, unscreened antiquated noisy refrigeration equipment, and non-compliant fire lanes being continually blocked by unattended trucks. The residents have complained directly to Ridgewells for 40 years, but the pleas of the tax paying owners and residents of The Kenwood have been continually ignored. With the upcoming hearing on September 4 by the Montgomery County Planning Board and the application to build a new 18,805 sq. ft. building, now is the time that the voices of Kenwood residents have input into the new design of the facility. The Kenwood Condos were built in 1967, and Ridgewells didn't move to this location until approximately 1985.

I was equally shocked, that on the notification list of the application in January 2025, only two names were associated with The Kenwood Condominiums - Alan Doyle, President and Michael Maloney of CFM Managment - Doyle has not lived at The Kenwood for over ten years and Maloney was a deceased director of a former management company. The residents were blindsided when we received a cursory postcard in June 2025. Of all the people who SHOULD have been notified in conjunction with the initial application of a Preliminary Plan it is the 500 residents in the 300 condos of The Kenwood. And to add insult, Ridgewells is claiming they do not need to submit site plans for approval or mitigate the violations in their new plans, because they are not increasing their building footprint more than 10%. This is clearly intentional to avoid having to accommodate a multi family high rise condominium building of 300 residences who share a property line with Ridgewells.

Now that the area is becoming more multi family than industrial, modifications to Ridgewells building plans should be made in consideration of the residents at the Kenwood and the fact that this is an established 'noise sensitive' area in the Westbard Sector plan.

- (1) Need a community meeting where the residents of the Kenwood are notified in advance and can give input. This affects 50% of The Kenwood Residents who live on west side - 250 people in 150 of the 300 residences at The Kenwood.
- (2) Insist that Ridgewell's during this renovation move their loading docks to Dorsey Lane side instead of on Clipper Lane. On Dorsey, there would be no impact to sleeping and noise throughout the evening, on Clipper, the noise all night from beeping trucks, refrigerator generators, and outdated roof equipment is constant and disturbs ability for residents to sleep.
- (3) Insist that Ridgewell's move their trash bins to Dorsey Lane west side, not directly next to multi-family building without being screened or protected. They are open to animals and the elements and have produced rat infestations at The Kenwood.

(4) Insist that Ridgewell's update their rooftop air conditioning and refrigerator generators to have noise blanketing, be screened, and renovated to mitigate the constant noise on the east side of their building which directly negatively impacts the right to dwell peacefully in a multi family building which was built long before Ridgewell's.

(5) Insist that Ridgewell's outside refrigeration areas be moved to the west side where they will not generate noise 24/7 a few feet from a multi family condominium building. Of, that sound barrier screenngs be erected completely surrounding the refrigeration areas and generators to mitigate the noise.

(6) Insist that Ridgewell's not allow any of their delivery trucks when returning at night to utilize the reverse beeping after 10:00 pm at night. This goes on up to 2:00 a.m. and begins agains in the early morning.

(7) Insist that ALL deliveries to Ridgewell's be on the west side of the building on Dorsey, (their other facility is on the west side of Dorsey Lane with a turn around area) so that residents of The Kenwood do not have to listen to all night deliveries and early morning deliveries outside of their bedroom windows. This is the least Ridgewell's can do in their new plans. There is no reason since they already have another building on Dorsey, that they cannot use that side for their deliveries and refrigeration trucks, as well. Ridgewell's is using Clipper Lane as their private driveway all night long, when it is a shared private road owned by both parties.

(8) Insist that the LIGHTS on top of both Ridewell's buildings be hooded and shielded by Code in keeping with operating next to a multi family building. These lights shine directly into bedroom windows all night long and do NOT function as security lights in any way. The light should be directed downward, not towards condominium windows.

(9) Insist that an updated filtering system be installed mitigating the constant food smells which seep through the windows constantly at the west side of The Kenwood.

(10) Insist that the 2014 Codes and Amendments for Industrial Catering Facilities be followed today in conjunction with this application and that code compliant Fire Lanes be established in conjunction with any renovations.

Tax paying property owners' quality of life at The Kenwood Condominium building have been detrimentally impacted for years. We are requesting the our County Councilman and The Planning Board required Ridgewells to submit a building site plan for approval by the Board with specifications on mitigations of all the violations cited and allowing input from the residents of The Kenwood Condominium.

Respectfully,

Claire W. Stanard

Bethesda, MD 20816

From: [Diehl, Jennifer M.](#)
To: [MCP-Chair](#)
Cc: [Bossi, Adam](#); [Dickel, Stephanie](#); [Ruhlen, Christopher M.](#)
Subject: Letter to Planning Board re Community Correspondence Ridgwells 5525 Dorsey Lane
Date: Monday, August 25, 2025 1:50:05 PM
Attachments: [Letter to Planning Board re Community Correspondence Ridgwells 5525 Dorsey Lane \(Bethesda MD\).pdf](#)

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

Good afternoon,

On behalf of Christopher Ruhlen, please find attached a letter to the Planning Board regarding community correspondence for Ridgwells located at 5525 Dorsey Lane.

Sincerely,

Jennifer M. Diehl, Legal Assistant

Lerch, Early & Brewer, Chtd. rising to every challenge for 75 years
7600 Wisconsin Ave | Suite 700 | Bethesda, MD 20814
T 301-657-0733 | F 301-986-0332 | Main 301-986-1300
jmdiehl@lerchearly.com

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www.lerchearly.com

Christopher M. Ruhlen
Attorney
301-841-3834
cmruhlen@lerchearly.com

August 25, 2025

VIA ELECTRONIC MAIL

The Honorable Artie Harris, Chair
and Members of the Montgomery County Planning Board
Maryland-National Capital Park & Planning Commission
2425 Reedie Drive, 14th Floor
Wheaton, Maryland 20902

Re: Preliminary Plan Application No. 120250110 (the “Preliminary Plan”) – Supplemental Information

Dear Chairman Harris and Members of the Board:

We are writing on behalf of our client, Morado Properties, LLC, the “Applicant” for the above-referenced Preliminary Plan application. The Preliminary Plan pertains to an existing unrecorded, but long developed, parcel located in the I-M Zone at 5525 Dorsey Lane in Bethesda, Maryland (the “Property”), which it proposes to subdivide into a new commercial lot. Ultimately, the new lot is intended to facilitate permit applications for the replacement of the existing building on the Property, which currently houses the kitchen facilities for Ridgewells Catering and serves as the heart of the company’s operations (the “Project”).

We have become aware that several residents of the Kenwood Condominium building (the “Kenwood”) have submitted written correspondence to the Montgomery County Planning Board (“Planning Board”) about the Preliminary Plan application. For background, the Kenwood is an 18-story high-rise building with residential and amenity commercial uses that is located at 5101 River Road, across Clipper Lane from the subject Property in the R-10 Zone.

Ridgewells and the Kenwood share a long history, having existed as neighbors in their respective locations for more than fifty years.¹ Both parties have a mutual interest in ensuring that conditions in the vicinity are well-maintained and safe for residential and commercial property owners, as well as for their respective employees, customers, and guests. To that end, the Applicant appreciates the views of its neighbors and invited several of them to its offices on August 12, 2025, to discuss their comments and concerns, many of which pertain to Ridgewells’ existing and potential future operations. Based on those discussions, we provide the following information for the Planning Board’s consideration:

¹ Records of the Maryland Department of Assessments & Taxation indicate that construction of the Kenwood was completed in approximately 1969. Ridgewells has operated from the existing building at 5525 Dorsey Lane since approximately 1972, when the current building on the Property was constructed. The Property and surrounding area have been used for industrial purposes, however, for many years previously.

- Expansion of floor area – Industrial Zones. As described in the Statement of Justification for the Preliminary Plan, the Montgomery County Zoning Ordinance (“Zoning Ordinance”) does not require a site plan for the Project as it is currently proposed. The Project proposes to increase the amount of existing building gross floor area on the Property by no more than 10 percent and, thus, qualifies as a Zoning Ordinance exemption that is to be reviewed under the standards and procedures of the 2004 Zoning Ordinance (the “Prior Zoning Ordinance”) for the formerly applicable zone (in this case, the I-1 zone).² Section 59-C.5.41 of the Prior Zoning Ordinance only requires site plan review for buildings in the I-1 zone that exceed 3 stories (42 feet), up to a permitted alternate maximum of 10 stories (120 feet). Because the conceptual building elevations submitted with this Application show that the proposed Project complies with the applicable 42 foot height limit, there is no applicable Site Plan requirement at this time.

The Kenwood residents have correctly observed that Section 7.3.4 of the current Zoning Ordinance requires Site Plan review for development on industrial land that abuts or confronts land in agricultural, rural residential, residential, or residential floating zones. However, Section 7.3.4 does not apply to the proposed Project because it is being reviewed under the standards *and procedures* of the 2004 Zoning Ordinance, as described above. As such, the Project is subject only to the procedures specified in Division 59-D of the 2004 Zoning Ordinance (which only requires site plan review for development in the I-1 zone that exceeds 42 feet), and not those procedures described in Article 59-7 of the current Zoning Ordinance (including Section 7.3.4).

- Pre-submission meeting and application notices. The Applicant held the required pre-submission community meeting for the Preliminary Plan on October 28, 2024, for which it caused notices to be mailed and signs to be posted on the Property. Following the Montgomery County Planning Department’s (“Planning Department’s”) formal acceptance of the application on February 7, 2025, the Applicant again arranged for notice letters to be sent and signs to be posted on the Property disclosing the filing of the Preliminary Plan. Most recently, additional notices were mailed on August 5, 2025, in connection with the Subdivision Regulations waiver request that has been incorporated into the Preliminary Plan. The signs on the Property also were updated with information about the waiver.

All of the notice mailings were prepared in accordance with applicable Zoning Ordinance requirements and the Planning Department’s Administrative Procedures for Development Review, using property owner information from State real property tax assessment records and association contact information from the M-NCPPC Community Associations database. However, during the Applicant’s August 12 meeting, the residents provided additional contacts for their condominium association and property management company. The Applicant will incorporate this additional information into its future notices and outreach related to the Project.

- Deliveries. As explained in the Applicant’s Statement of Justification, vehicle access to the Property is accomplished via Dorsey Lane and Clipper Lane, which are private streets that

² More specifically, Section 7.7.1.C.2 of the Zoning Ordinance states that existing development in an industrial zone is permitted to expand by the lesser of 10 percent of the approved gross floor area for the site existing on October 30, 2014 or 30,000 square feet, following the standards and procedures of the applicable zoning on October 29, 2014. In this case, the provisions of the Prior Zoning Ordinance for the formerly applicable I-1 zone applied to the Property on October 29, 2014, and are applicable to the Project.

previously have not been dedicated for public use. Ridgewells has maintained both private streets over time and proposes to assume certain maintenance obligations for the private streets in connection with the Preliminary Plan.

Both Ridgewells and the Kenwood primarily utilize Clipper Lane for purposes of accessing their respective loading and surface parking areas. With respect to Ridgewells deliveries, trucks generally access the loading dock on Clipper Lane during business hours. When occasional deliveries occur before 7:00 a.m., Ridgewells requires its vendors to load in from the Dorsey Lane side of the building. Ridgewells also voluntarily installed signage some time ago on Clipper Lane to discourage its vendors from making delivery attempts to the loading dock during “noise sensitive” hours (*i.e.*, 9:00 p.m. to 7:00 a.m.).

The Preliminary Plan contemplates that the loading dock for the future building to be constructed on the Property will be oriented towards the abutting Ridgewells surface parking lot at 5520 Clipper Lane, away from the Kenwood. This change is intended to allow delivery vehicles to utilize the Ridgewells surface parking lot for access to the building and to reduce the potential for vehicle conflicts in Clipper Lane.

- Employee parking. Ridgewells requires its employees to park in assigned parking spots that are located either on Dorsey Lane, in its own parking lot at 5520 Clipper Lane, or in the parking lot of the Macedonia Baptist Church pursuant to a longstanding partnership. The church parking lot also is accessed from Clipper Lane. Ridgewells’ employees do not utilize the Kenwood’s surface parking lot, which is secured with gated access.

The Applicant proposes to formalize an agreement for its off-site parking arrangements in advance of the Certified Preliminary Plan for the Project, and a copy will be provided for review at that time.

- Food preparation (baking). Ridgewells operates its ovens from approximately 5:00 a.m. to 3:00 p.m., Monday through Saturday. However, these hours of operation sometimes vary depending on seasonal events and business demand. During peak times, for example, Ridgewells staff may operate the ovens until approximately 6:00 p.m. in the evening. In slower periods, oven operations may finish as early as 12:00 p.m. The ovens are not operated overnight or on Sundays, when the building is closed.

Ridgewells currently is working with its architects to incorporate new, state-of-the-art equipment into its future building plans. With respect to ovens, Ridgewells anticipates that the future appliances will have more efficient exhaust fans that will reduce food cooking odors, mitigate noise, and improve energy efficiency.

- Licensing and inspections. Ridgewells’ operations require a Montgomery County Department of Health and Human Services food service facility license, and the premises are subject to an annual food service facility inspection. The most recent inspection – which Ridgewells passed – occurred on July 1, 2025.
- Trash storage and collection. Ridgewells generally operates its trash compactor once a day, near the end of kitchen operations. The trash compactor is emptied monthly. However, Ridgewells is introducing new procedures to monitor the area around the trash compactor daily

and will conduct power washing as needed in response to business needs and weather conditions, likely on a bi-weekly or monthly basis.

While the trash compactor will remain in its approximate location following construction of the future building, Ridgewells anticipates that the new building will house a cardboard compactor that will help reduce the amount of waste stored in the exterior compactor.

- Pest management. Ridgewells regularly works with the pest control company Orkin to help control any pest issues on the Property, both interior to the building and exterior to the site. Orkin services the Property on a weekly basis.

As previously stated, the existing building was constructed in 1972 and is at the end of its useful life. Any future building on the Property will have a tighter, more sealed building envelope that will also help to control potential rodents and pests.

- Lighting. Ridgewells has examined lighting conditions at night in the vicinity of the Property and intends to install shielding on its lighting fixtures on Clipper Lane to limit light spillage for the existing building. Lighting for the future building will be shielded per Zoning Ordinance requirements, as applicable.

We observe that the Kenwood has several existing lights in the rear of its Property on Clipper Lane, as does the recently constructed Chase bank building at River Road (including lights in the vicinity of its ATM for safety purposes).

- Future demolition and construction. Any future demolition and construction activities on the Property will be subject to applicable County standards and requirements, and details will be confirmed at the time of demolition and building permit applications.

Ridgewells fully understands that the existing building on the Property is outdated and has reached the end of its useful life. However, the Applicant has committed to substantially reinvest in its Property and facilities by filing the subject Preliminary Plan, which is a necessary first step in pursuing permits for a new, contemporary facility. The new building will be constructed in accordance with applicable zoning requirements and building codes and will result in both a material improvement in conditions on the Property and an incremental, but positive, change for the surrounding area.

We appreciate the opportunity to provide this information for the record, and we look forward to the Planning Board's consideration of this matter.

Very truly yours,



Christopher M. Ruhlen, Esq.

cc:	Ms. Stephanie Dickel	Mr. Trenard Hodge
	Mr. Adam Bossi	Ms. Cheryl Hudson
	Ms. Susan Lacz	Mr. Pat La Vay, P.E.
	Mr. Kyle Hughes, P.E., MBA	Robert G. Brewer, Jr. Esq.

From: [REDACTED]
To: [Dickel, Stephanie](#); [Hisel-McCoy, Elza](#); [Kronenberg, Robert](#); [Greg Nichols](#); [MCP-Chair](#)
Subject: Ridgewells Preliminary Plan Application
Date: Wednesday, August 27, 2025 1:49:19 PM
Attachments: [image004.png](#)
[image005.png](#)
[image002.png](#)
[image003.png](#)
[image001.png](#)

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Stephanie - I was not referring to Dorsey Lane, I was referring to Clipper Lane. In their application and Fire Inspection Ridgewells failed to reference Clipper Lane which is the Private Road between The Kenwood and Ridgewells east property line, which Ridgewells has been using as their private driveway since there are NO pull off delivery areas for food supplies Delivery Trucks on Ridgewells property. Therefore, they constantly block the Private Road which is a joint access road of actually 12 feet between The Kenwood and Ridgewells main cooking kitchen. Again, 150 residences are 30 feet away from this cooking kitchen. Further, Clipper Lane serves as fire service and operational access for one-half of the Kenwood Building and during an emergency would not be accessible to Fire Department vehicles. Ridgewells asserted that they had Dorsey Lane inspected by Fire Department, but not Clipper Lane. Since the main cooking kitchen is located on Clipper, Clipper should be certified accessible for Fire Vehicles.

Dorsey is Ridgewells main mailing address and they occupy both sides of Dorsey, which is why The Kenwood is insisting that deliveries, trash, and refrigeration equipment be moved to the Dorsey side of the building where no one is sleeping at night in the new building. ONLY a Certified Site Plan would give us the opportunity to have input, after suffering all of these years. For the past 35 years Clipper Lane is where their trash pick-ups, deliveries, refrigeration equipment, refrigeration docking stations for their trucks, open sanitation bins, sanitation pick-up have been located - right under our bedroom windows. Clipper Lane is a shared road with The Kenwood so that our moving trucks and deliveries can pull in to our delivery dock and also for additional parking, however, while we have pull off areas and loading docks, The Kenwood vendors cannot access them most of the time due to Ridgewells using the one lane road as a Delivery site with idling and blocking for 20 minutes at a time for constant food deliveries.

The idea that a shared drive/private access road that is not even legally configured under Chapter 50 of your Code, does not make us the "abutting residential zone" or immediately adjacent Residential Zone next door neighbor to a Light Manufacturing Zone is absurd. It might be the letter of your Code but it is certainly NOT the intention of the Code: which is to ensure the the quality of life of inhabitants of a residential zone are not unduly disrupted by an adjacent industrial property -- please be reminded, The Kenwood was here 16 years prior to Ridgewells building their facility. The Westbard Sector Master Plan of 2016 certainly emphasizes that "all requirements are to ensure compatability with surrounding zones and minimize environmental and neighborhood impact." And, under Chapt 59, "If the subject lot abuts or confronts a residential zone, a site plan approval can be required under Sec. 7.3.4.

And, under your Lighting Codes 'Site Plan Approval may be required to ensure compliance with lighting and compatability standards" in order to minimize light pollution, provide compatability with residential zones, and protect the quality of life in residential areas. Presently, 35 foot lights on Ridgewells 2019 building shining into The Kenwood bedrooms all night - un shielded, no cutoffs, no code compliant foot candles, restricted to 15 ft by code if with 35 feet of residential property, and lights on all night long, which are NOT security lights. The Code states "Outdoor lighting may be subject to restrictions on hours of operation to minimize nighttime disturbances" yet how will this

implementation ever occur without a Certified Site Plan? None of their lights are hooded, shielded to prevent spillover or directed downward with cut offs.

Presently, there is ZERO open space or green space at Ridgewells, in keeping with Code and Westbard Sector Master Plan. While Clipper Lane is presently being blocked by Ridgewells' intrusion at the dead end of a platform storage space with a door (we question that they are over their property line) the Regulations in Chap 50 of Private Roads required two lane traffic - going forward in each direction and a turn around area (Ridgewells has been illegally using our loading dock area for 30 years) and the road is actually only 12 feet wide and cannot accommodate a Fire Vehicle, these issues have not and will not be addressed by Ridgewells. The permitting process only aids Ridgewells, not the residents immediately next door.

Still, my question has not been answered. Who owns the property underneath Clipper Lane and where is the property line, in fact? Also, why in 2025 is a totally brand new building not subject to the 2014 Montgomery County Codes?

Thank you,

Claire W. Stanard

On Wednesday, August 27, 2025 at 11:40:39 AM EDT, Dickel, Stephanie
<stephanie.dickel@montgomeryplanning.org> wrote:

Claire,

Thank you for reaching out. The existing plats and the Tax Maps show Dorsey Lane as 15 feet wide and it is not owned by either Ridgewells or The Kenwood. Therefore, they are not "abutting" properties, but they are in close proximity which is defined as "adjacent". However, this is not a factor in the subdivision review and analysis for the Project. The Project is proceeding under the old Zoning Code for the I-1 Zone and a Site Plan is not required, nor is there a required finding related to "compatibility". Your references may be to language in the current Zoning Ordinance, but we are happy to look if you can give me a citation. Thank you.



Stephanie Marsnick Dickel

Regulatory Supervisor, West County Planning Division

Montgomery County Planning Department

2425 Reddie Drive, Wheaton, MD 20902

stephanie.dickel@montgomeryplanning.org

o: 301 495 4527



From: [REDACTED] <[REDACTED]>
Sent: Monday, August 25, 2025 1:10 PM
To: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>
Subject: Re: Platting question

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Stephanie-

Per Chapter 59 Code it states that if a Light Industrial abuts or is adjacent to a Residential Zone (The Kenwood) that "compatibility issues in consideration of the residential zone property" must be addressed in Site Planning. Ridgewells is trying to claim that they "are not adjacent to a residentially zone property because there is a private road in between the two properties. My experience would contradict this assertion as the private road, Clipper Lane, is for access to both properties and is jointly maintained by both properties. Clipper Lane is barely 12 feet wide and The Kenwood bedrooms are 30 feet from Ridgewells back door and sanitation open bins. In Texas, we consider that the property line goes to the middle of the private road access, but no matter what, Ridgewells and The Kenwood abut each other and hold adjacency between and Industrial Zoned property and a Residential Zoned property. Where does the plat consider the property lines and how could a narrow access private road under the Code keep us from being considered adjacent properties???

I hope this makes sense. Need an answer or explanation today, if possible.

Regards,

Claire Stanard

On Monday, August 25, 2025 at 01:00:23 PM EDT, Dickel, Stephanie
<stephanie.dickel@montgomeryplanning.org> wrote:

Claire,

I received your voicemail. I am in and out of meetings today, but if you could email me the questions you have in regards to platting, I will make sure we get back to you on them. We have a specific group that handles plats for the Department. Thank you.



Montgomery Planning

Stephanie Marsnick Dickel

**Regulatory Supervisor, West County
Planning Division**

Montgomery County Planning Department

2425 Reddie Drive, Wheaton, MD 20902

stephanie.dickel@montgomeryplanning.org

o: 301 495 4527



From: [MCP-Chair](#)
To: [MCP-Chair](#)
Subject: FW: Ridgewells Catering Application - Preliminary Plan #120150110 - Kenwood Residents Major Complaints
Date: Wednesday, September 3, 2025 12:56:40 PM

From: [REDACTED] <[REDACTED]>
Sent: Wednesday, September 3, 2025 12:05 PM
To: Branda, Ilana <ilana.branda@mncppc-mc.org>
Subject: Re: Ridgewells Catering Application - Preliminary Plan #120150110 - Kenwood Residents Major Complaints

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Yes, but I think it is strange that I have gotten no response from Councilman Friedson, as Chair of the Planning Committee and as The Kenwood's County Council Representative. We keep being told to "file complaints" which we have been doing for 30 years! Are 600 Citizens to chronically have major disruptions to our lives in our homes, so Ridgewells can build whatever they want after they demolish this building, with no input from the nextdoor neighbors at The Kenwood? Is this not worth any response from Councilmember Friedson in regard to this matter? We were looking to him to support our cause under the Westbard Sector 2016 Master Plan.

Thank you,

Claire W. Stanard
Kenwood Community Action Committee

On Wednesday, September 3, 2025 at 11:42:11 AM EDT, Branda, Ilana <ilana.branda@mncppc-mc.org> wrote:

Claire,

Thank you for forwarding to me. All of your previous emails have been shared with Planning Staff and with the Planning Board. Would you like your email below, dated August 27th to also be added to the public record?

Thanks,

Ilana

ILANA BRANDA

Chief of Staff

From: [REDACTED] <[REDACTED]>
Sent: Thursday, August 28, 2025 9:16 AM
To: Branda, Ilana <Ilana.Branda@mncppc-mc.org>
Subject: Fw: Ridgewells Catering Application - Preliminary Plan #120150110 - Kenwood Residents Major Complaints

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FYI! Claire Stanard of The Kenwood

----- Forwarded Message -----

From: [REDACTED] <[REDACTED]>
To: Gibson, Cindy <cindy.gibson@montgomerycountymd.gov>
Sent: Wednesday, August 27, 2025 at 07:55:13 PM EDT
Subject: Re: Ridgewells Catering Application - Preliminary Plan #120150110 - Kenwood Residents Major Complaints

Ms. Gibson:

Glad to finally get a response. Unfortunately, time is of the essence since the Hearing is on September 4 in Wheaton. As to the violations, as I have indicated over and over, there have been HUNDREDS of complaints over the 35 years both to Ridgewells and Montgomery County with none of the issues resolved. A "Noise Sensitive Sign" was put up ten years ago with Ridgewells refusing to do anything. The 300 units of The Kenwood were here twenty years prior to Ridgewells moving nextdoor. They are trying to use questionable Loopholes under the Code to build whatever they want to replace the present building, with NO considerations of the residents nextdoor, even though the 2016 Westbard Sector Master Plan requires that their facilities are compatible with a residential zone next door. If we do not get some community input to protect ourselves through a reasonable Certified Site Plan procedure (consisting of having to present their new building plans for review and approval by the Planning Board and allowing community meetings for residential and neighboring input.

This is a situation of constant trucks all night long outside our condominium windows; sanitation trucks all night long; lights shining directly into our windows; lack of covered dumpsters for a food manufacturing kitchen; and a shared private road they are using as a private drive which creates Fire Safety issues for The

Kenwood. Only the PLanning Board can require Ridgewells to consider their neighbors in the planning of their new building - the permitting process will ignore The Kenwood - so that the new building not allow the same chronic disruptions to destroy the 300 Homeowners' lives.

Please let Councilman Friedson know that we have collected hundreds of names on petitions in regard to this matter and these are all taxpaying, voting citizens. Please advise what you think we can do! No one has listened or responded over 35 years. We met last week with Ridgewells Executives and the owner, Susan Lascz stated to us, "You chose to move next to a food manufacturing facility to we owe you no considerations in where anything on our property is located or how it operates - Buyer Beware!" Literally, that is what she said! How would you feel if you lived here?

Please advise....

Claire W. Stanard

Kenwood Community Action Committee

