



September 17, 2025

Via electronic mail and US mail

Troy Leftwich, Planner III
East County Planning Division
Montgomery County Planning Department
2425 Reedie Drive
Wheaton, Maryland 20902
Email: troy.leftwich@montgomeryplanning.org

RE: Local Map Amendment Case No. H-159 (Notley Road)

Dear Mr. Leftwich:

On behalf of my clients the Greater Colesville Citizens Association (GCCA), Dan Wilhelm, President, and [REDACTED], a confronting property owner who lives at 334 Flannery Lane, Silver Spring, MD 20905, please accept these preliminary comments for Planning Department staff and Planning Board consideration as you review the pending application for Local Map Amendment Case No. H-159 ("Rezoning"). That application seeks approval to rezone an approximately 9-acre property along Notley Road ("Property") from R-200 (a single-family residential detached zone with a minimum 20,000 square foot lot size) to the Commercial Residential Neighborhood Floating (CRNF) Zone to allow for development of up to 130 townhouses.

The Rezoning is located in the middle of a neighborhood comprised primarily of single-family residential homes and an age-restricted residential multi-family development approved as a conditional use, authorized in the R-200 zone. GCCA represents 3500 single family households in east Montgomery County that live within two miles of the commercial area at the intersection of Randolph Road and New Hampshire Avenue, encompassing the entirety of the Property and the surrounding community, including a distance well beyond the "Neighborhood" as delineated by the applicant in its Rezoning materials.

For the reasons explained herein, we ask that staff recommend DENIAL of the application.¹

The Rezoning should be denied for the following reasons:

1. The CRNF zone is not intended for, or appropriately located, at this location.

The CRNF zone is a mixed-use zone, intended to offer mixed-use development compatible with adjacent development. The Rezoning proposes 100% residential use, does not offer any

¹ This letter explains why denial is called for based solely on the application's reliance on the CRNF zone, a zone that cannot be justified in this location. My clients will separately submit additional testimony explaining that even if evaluated under the CRNF standards, the application it must be denied for failure to conform to the master plan, lack of compatibility with the character of the surrounding neighborhood, and adverse impacts to the neighborhood, among other reasons.

mixed use, and as such is inconsistent with the purpose and intent of the zone. Because it is a mixed-use zone and is intended as a transitional zone *between* lower-density residential and commercial development, the design standards include higher density, greater heights, and significantly less open space that is typical of an exclusively residential zone.

The Zoning Code includes a floating zone option specifically developed for a 100% townhouse project, appropriately named the Townhouse Floating Zone. This zone includes height, setback, density and open space requirements that reflect characteristics more typical of an exclusively residential development, and that respect the character of surrounding residential communities.

The Commercial/Residential Neighborhood Floating zone – intended as a mixed-use zone - allows materially greater density, requires materially less open space, and requires only negligible setbacks when compared with the applicable Townhouse Floating zone standards.

*Specifically, “If the master plan does not recommend a floating zone for a particular residential property” (as is the case here), the maximum density on this 9.99-acre site² would be capped at 4.36 units/acre, or **a total density of 43 units.**³*

The sole reason the applicant has filed a 100% residential project using the Commercial/Residential mixed-use zone is to *sidestep* the legislative standards that the Council established as appropriate in an exclusively residential townhouse development established through a floating zone application.

As a result, the proposed 130-unit Rezoning is objectively incompatible with the surrounding neighborhood. The standards for such a project have been legislatively established in the Townhouse Floating zone. The proposed 130-unit project inherently will impose material adverse impacts on the surrounding neighborhood through materially increased density with consequential adverse impacts on traffic within the local road network, parking on adjoining local streets, removal of trees that otherwise might be preserved, significantly increased impervious coverage, and a material decrease in space and minimal setbacks along all Property boundaries, among other adverse impacts.

By all objective measures, the proposed Rezoning is inconsistent with the intent and purposed of the Commercial/Residential floating zone, does not begin to satisfy design standards that properly govern a project that is exclusively made up of residential townhouses, and on this basis alone the application fails to satisfy the floating zone findings required in this case.

2. **No Prior CRNF Rezoning Was Both Exclusively Residential And Surrounded By Existing Residential Uses.**

There currently are four Council-approved rezonings to the Commercial/Residential Floating Zone. None share the characteristics of the proposed exclusively residential townhouse development in the middle of a long-established exclusively single-family detached community abutting with a senior housing development.

² Applicant’s Land Use Report p. 3

³ Montgomery County Zoning Ordinance § 59-5.2.5.A.1 (emphasis added). See Exhibit 1.

Further, the properties that were the subject of these rezoning applications:

1. Had existing institutional or commercial buildings; and
2. Are bounded by major roadways, a Metro rail line or station, and/or were described as an “edge condition” to an urban area, specifically the Silver Spring Central Business District (CBD).

In other words, not one of these prior rezonings to the CRNF zone involved an exclusively residential development fully surrounded by single-family detached residential housing and a sole senior housing development. The primary road frontage is on Notley Road, a local, two-lane narrow road which will provide sole access to the proposed development. The Property has limited frontage along New Hampshire Avenue. Although, the only major roadway that fronts on the Property, access to New Hampshire Avenue will not be allowed.

Table 1 highlights the material differences between the way in which the CRNF zone has been applied in the past and the characteristics of the pending application.⁴ Not only does the pending application fail to meet the intended purpose of the CRNF zone, it fails to conform to the Council's past practice with respect to application of the zone.

Table 1:

Pending Application Name/Location	Acreage/use prior to rezoning	Original zoning	Surrounding Neighborhood	Approved Uses
Notley Road/Colesville				
	9.99 acres Six single-family detached homes	R-200	North: Single-family detached housing, multifamily senior housing and by-right institutional uses (houses of worship); East & west: Single-family detached residential; West: parkland.	N/A

⁴ The Applicant's proposed neighborhood delineation goes well beyond the area of anticipated impacts and properly should be scaled back, as explained herein. The uses listed within the Surrounding Neighborhood in Table 1 reflects those in the Neighborhood proposed by my Clients. See Exhibit 2.

Prior Approvals Name/Location	Acreage/use prior to rezoning	Original zoning	Surrounding Neighborhood	Approved Uses
“TriPointe Homes” (Derwood) 2025				
H-156 Council Res. No. 20-850	13.86 acres 4 1-3 story office buildings; 649-space surface parking lot.	IM-2.5, H-50 (Moderate Industrial)	North & east: single-family detached homes; <i>East: East Gude Drive;</i> <i>South: Metro Rail Line</i>	210 townhouse and 2-over-2 units (15% MPDU)
“Corso” (Chevy Chase) 2023				
	12.3 acres 4-H National Conference Center	R-60	<i>North: East-West highway;</i> <i>South: Bradley Lane;</i> <i>East: Brookeville Road;</i> <i>West: Town of Chase (R-60 single-family detached homes)</i>	287 independent living dwelling units, 190 assisted living beds, and 30 memory care beds; 5,000 square feet of retail.
“Strathmore” (North Bethesda/Garrett Park) 2022				
H-143 Council Res. No. 19-1308	15.26 acres; Vacant retirement home for nuns.	R-60	North & west: single-family detached residential homes. <i>South & east: Institutional (Strathmore Hall) & public transit (Grosvenor/Strathmore Metro Station)).</i>	125 single family homes (w/ 15% MPDUs) and 145-bed residential care facility
“ArtSpace” (East Silver Spring) 2016				
H-110 Council Res. 18-405	2.31 acres Former District 3 Police Station and associated surface parking	R-60	“Edge condition” “immediately east” of urban area (Silver Spring CBD); ⁵ North & south: primarily single-family detached residential on narrow lots; West: low- to mid-rise mixed-use development; East: mix of single-family, townhouse and multi-family residential.	68 multi-family affordable units, 4 work-force townhouse units, 7 market rate townhouse units, 30 artist studios, and 1,500 square feet of retail.

⁵ Council Resolution 18-405 p. 2.

3. **The delineated “Surrounding Neighborhood” is unjustifiably large.**

Specifically, the applicant’s proposed neighborhood extends well beyond the area that will experience direct impacts from the development, a standard typically applied when making a determination as to how far the neighborhood boundaries should be drawn. “Direct impacts” include such things as visual compatibility (height, setbacks), traffic impacts to nearby intersections proximate to the proposed new development (not based on LATR standards but based on considerations of compatibility and adverse impacts to the community, and potential stormwater, impervious coverage, tree loss and other environmental concerns.

The shopping centers to the south, and southeast, which the applicant included in its proposed delineation, lie far beyond any area that reasonably could be expected to experience “direct impacts” from the development.

Neither shopping center abuts the proposed development or Notley Road.

The same is true for the townhome Planned Unit Development (PUD) development to the south. It is located well beyond an area where it will experience any impacts from the development including sight, sound, or environmental effects, and it will experience no direct traffic impacts. There is no direct road connection between the Property and the PUD development and so that neighborhood will suffer no traffic impacts that merit consideration as part of this application.

The applicant’s proposed Neighborhood should be revised to exclude the commercial and retail properties to the south/southeast, and to exclude the PUD townhome development to the south, as shown in Exhibit 2.

Conclusion

The pending LMA does not qualify for approval under any metric governing the CRNF zone, either the intent and purpose of the zone, or the manner in which it has been applied. For these reasons it should be DENIED. Without conceding that the application should be considered beyond this point, if it is evaluated further, the delineated “neighborhood” must be modified to exclude the commercial/retail and PUD townhome developments that the applicant shows in its proposed neighborhood.

Respectfully Submitted,

Michele McDaniel Rosenfeld

Michele McDaniel Rosenfeld

Cc: Dan Wilhelm, President, GCCA

Section 5.2.5. Development Standards

Exhibit 1

A. Density

1. Residential Density

- a. If a Floating zone is recommended in a master plan, residential density must not exceed that recommendation, except where MPDUs above the minimum required or TDRs are provided.
- b. If a Floating zone is not recommended in a master plan and the base zone is Residential, the following residential density limits apply, calculated on site area:

Pre-Existing Euclidean Zone	Base Lot/Site Size	Base Density in Units per Acre	Maximum Allowed Density in Units per Acre		
			Less than 3 times the base lot/site size	3 to <6 times the base lot/site size	At least 6 times the base lot/site size
Pre-Existing Euclidean Zone	Base Lot/Site Size	Base Density in Units per Acre	Maximum Allowed Density in Units per Acre		
			Less than 3 times the base lot/site size	3 to <6 times the base lot/site size	At least 6 times the base lot/site size
RE-2, RE-2C	2 acres	0.50	0.50	0.75	1.00
RE-1	40,000 SF	1.09	1.09	1.63	2.18
R-200	20,000 SF	2.18	2.18	3.27	4.36
R-90	9,000 SF	4.84	4.84	7.26	12.00
R-60	6,000 SF	7.26	7.26	10.89	14.52
R-40	4,000 SF	10.89	10.89	16.33	21.78
TLD	20,000 SF	9.00	9.00	13.50	18.00
TMD	20,000 SF	12.00	12.00	18.00	24.00
THD	40,000 SF	15.00	15.00	22.50	30.00
R-30	12,000 SF	14.50	14.50	21.75	29.00
R-20	16,000 SF	21.70	21.70	32.55	43.40
R-10	20,000 SF	43.50	43.50	65.25	87.00

- c. If a Floating zone is not recommended in a master plan and the base zone is non-Residential, the following residential density limits apply, calculated on tract area:

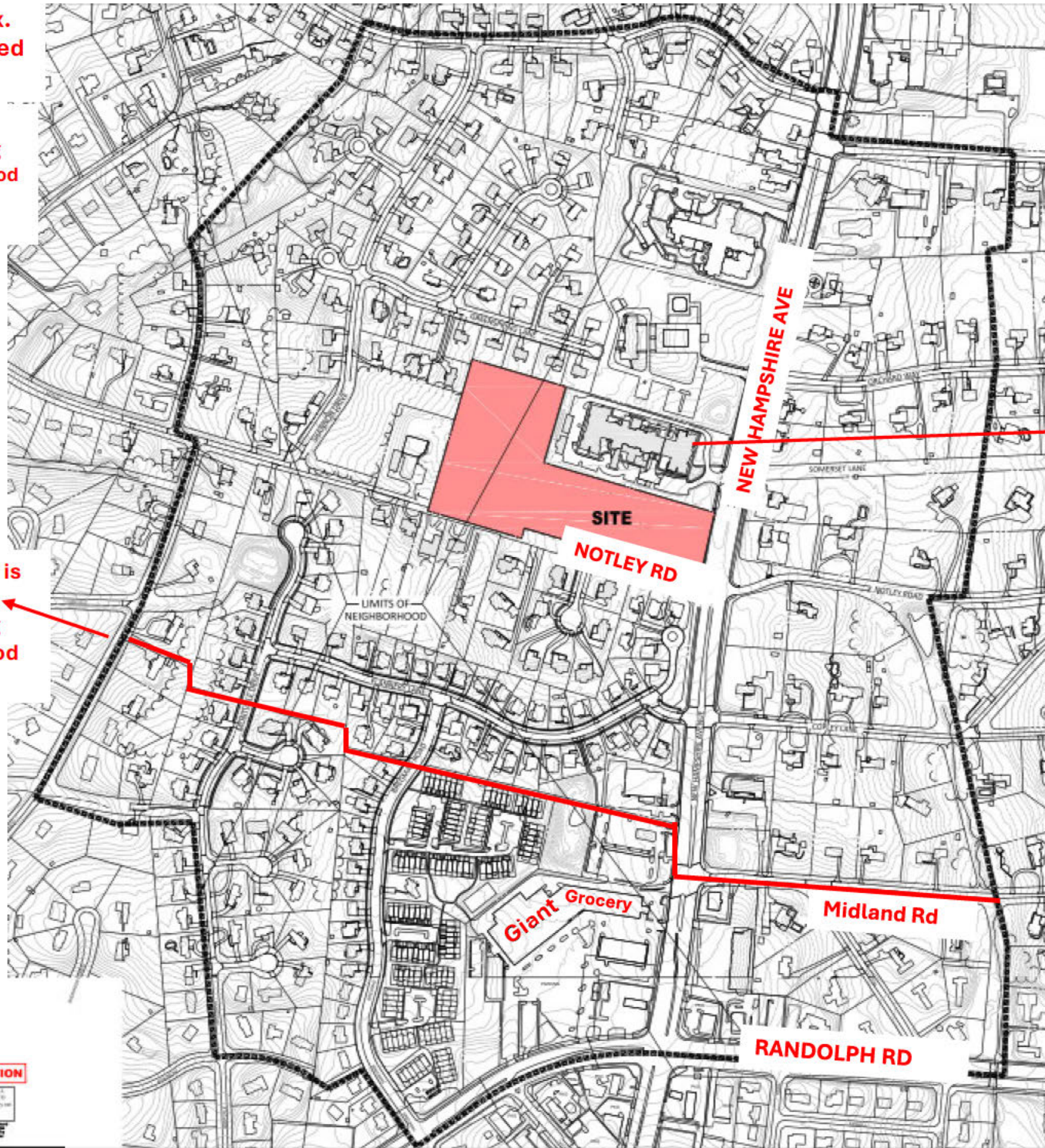
Pre-Existing Euclidean Zone Total FAR	Maximum Allowed Density in Units per Acre		
	Up to 0.5 acres	0.51 acres - 3.00 acres	Greater than 3 acres
Pre-Existing Euclidean Zone Total FAR	Maximum Allowed Density in Units per Acre		
	Up to 0.5 acres	0.51 acres - 3.00 acres	Greater than 3 acres
≤ 0.5	18	24	31
0.75 - 1.0	31	37	43
1.25 - 1.5	49	74	99
1.75 - 2.5	74	99	124
2.75 - 3.5	99	124	149
3.75 - 4.5	124	149	174
4.75 - 5.5	149	174	200
5.75 - 6.5	174	200	200
≥ 6.75	200	200	200

2. Commercial Density

H-159 10 ix.
Edited in red
font

Notley Road
Surrounding
Neighborhood
Plan
Corrected

This red line is
where the
surrounding
neighborhood
should end



VICINITY MAP
SCALE: 1" = 2000'



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REVISIONS	DATE

NOTLEY ROAD
17th ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
VISC. LOTS: 21-2000
1/10 MAP: 802

80-159

SURROUNDING
NEIGHBORHOOD
PLAN



DATE: 10/1/2017
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10/1/2017
PROJECT: VM50726
SHEET: 100-1
SHEET NO.



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October 7, 2025

Via electronic mail and US mail

Troy Leftwich, Planner III
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2425 Reddie Drive
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Dear Mr. Leftwich:

On behalf of my clients the Greater Colesville Citizens Association, Dan Wilhelm, President, and [REDACTED], a confronting property owner who lives at 334 Flannery Lane, Silver Spring, MD 20905, please accept these preliminary comments for Planning Department staff and Planning Board consideration as you review the pending application for Local Map Amendment Case No. H-159 ("Rezoning"), seeking to rezone an approximately 9-acre property along Notley Road ("Notley Property") from R-200 (a single-family residential detached zone with a minimum 20,000 square foot lot size) to the Commercial Residential Neighborhood Floating (CRNF) Zone to allow for development of up to 130 townhouses. The Rezoning is located in the middle of a neighborhood comprised primarily of single-family residential homes and an age-restricted residential multi-family development approved as a conditional use, authorized in the R-200 zone.

We ask that staff recommend DENIAL of the application because it does not substantially conform with the recommendations of the applicable master plan, general plan, and other applicable County plans as required by Zoning Code § 7.2.1.E.2.A.

I. THE PROPOSED REZONING DOES NOT SUBSTANTIALLY CONFORM WITH APPLICABLE COUNTY MASTER PLANS.

The Zoning Ordinance requires that any proposed floating zone application "substantially conform" with the recommendations of "the applicable master plan, general plan and other applicable County plans." This Rezoning does not comply with any of these plans, as explained in turn.

A. The Rezoning Does Not Substantially Conform With The 1997 Approved and Adopted White Oak Master Plan As Amended In the 2014 White Oak Science Gateway Master Plan.

The White Oak Master ("White Oak Plan") offers the most relevant master plan recommendations for this project. Originally adopted in 1997, it was materially amended in 2014 with the adoption of the 2014 White Oak Science Gateway Master Plan ("White Oak Science Gateway Plan").¹

¹ Dan Wilhelm, representative of the Greater Colesville Citizens Association, was Vice-Chair of the Citizens Advisory Committee for the 1997 White Oak Plan. White Oak Plan p. iv, .pdf p. 7. [1997 White Oak Master Plan](#). The White Oak Science Gateway Plan summarized the White Oak

The White Oak Science Gateway Plan includes 3,000 acres and was adopted as a “Comprehensive Amendment to portions of the Approved and Adopted 1997 White Oak Master Plan and portions of the Approved and Adopted 1997 Fairland Master Plan [“Fairland Plan”] . . .” and was primarily comprised of property within the White Oak Plan:²

All of the [2014 Plan] area was previously part of the 1997 White Oak Master Plan except for the . . . US 29/Cherry Hill Road Employment Area” of the Fairland Plan.

White Oak Science Gateway Plan p. 20. .pdf p. 22. [2014 White Oak Science Gateway Plan](#) (emphasis added).³

The 3,000-acre 2014 White Oak Science Gateway Plan, which included 2,200 acres within the original White Oak Plan and only 800 acres from the original Plan, profoundly changed zoning and land use patterns within its boundaries, in part by recommending that 665 acres be rezoned CR, 79 acres be rezoned CRT, and 24 acres be rezoned to CRN. White Oak Science Gateway Plan p. 31 Table 2, .pdf p. 33.

By leaving the White Oak Plan recommendations in place within the remaining areas of the Plan, the 2014 White Oak Science Gateway Plan reaffirmed the 1997 recommendations:

The 1997 White Oak Master Plan envisioned the area remaining residential, with any infill development following the established pattern. Commercial areas would be attractive, pedestrian-friendly, multi-purpose centers for daily retail services. Any redevelopment within the centers would enhance the communities, but *the character and density of the neighborhoods would not appreciably change.*

White Oak Science Gateway Plan p. 20, .pdf p. 22 (emphasis added).

An Updated Land Use Report (“ULUR”), filed in support of the Rezoning, does not even mention, let alone recognize, the 2014 amendment to the White Oak Plan, instead suggesting that it is outdated and frozen in time. See generally ULUR p. 11. Rather, it was updated and affirmed by

Plan in this way: “The 1997 White Oak Master Plan envisioned the area remaining residential, with any infill development following the established pattern. Commercial areas would be attractive, pedestrian-friendly, multi-purpose centers for daily retail services. Any redevelopment within the centers would enhance the communities, but the character and density of the neighborhoods would not appreciably change.” White Oak Science Gateway Plan p. 20, .pdf p. 22.

² Certification of Approval and Adoption White Oak Science Gateway Master Plan. White Oak Science Gateway Plan, .pdf p. 5. [2014 White Oak Science Gateway Master Plan](#) “This Plan contains the text and supporting maps for a comprehensive amendment to portions of the approved and adopted 1997 White Oak Master Plan and portions of the approved and adopted 1997 Fairland Master Plan, as amended.” *Id.*, .pdf p. 3. Dan Wilhelm, now President of GCCA, was a member of the Citizens Advisory Committee for the White Oak Science Gateway Plan as a GCCA representative as that plan was drafted and approved. *Id.*, .pdf p. 2.

³ Geographically, this area is located north of the Paint Branch Stream Valley Park and south of Cherry Hill Road.

amendment in 2014, well within the anticipated 20-year lifespan of a plan, and the recommendation that the “character and density of the neighborhoods would not appreciably change” remains as meaningful now as it was in 1997.

Additionally, the White Oak Plan accurately describes the Colesville neighborhoods surrounding the Rezoning as: “mostly low-density, single family detached residential in nature with a scattering of townhouses tucked throughout.” White Oak Plan p. 10. The White Oak Plan “envision[s] the [plan area] remaining residential in nature. Within that context, the White Oak Plan says:

- a. In-fill development will follow the established residential pattern” (p. 13);
- b. Has a goal to “protect and strengthen *existing* neighborhood character and pattern of land use” (p. 38);
- c. Recommends future development “retain existing zoning designations in residential neighborhoods” (p. 38); and
- d. To “encourage new residential development within residential neighborhoods that is compatible with the surrounding neighborhoods and community” (p. 38).

When viewed against these recommendations, the request to rezone property now zoned R-200 to a mixed-use Commercial/Residential zone does not conform to these recommendations and moreover is directly contrary to the recommendation that future development “retain existing zoning designations in residential neighborhoods.”⁴

Moreover, the Rezoning’s proposed density of up to 130 townhouses on nine acres is approximately *eight times* the density of the surrounding neighborhood, does not begin to conform to the White Oak Plan recommendations that neighborhood “character and density” not “appreciably change.” The surrounding area is residentially zoned and developed under the R-200 zone (adjacent to this property) and R-90 (across Notley Road), and is comprised of single-family detached residential housing, senior housing approved subject to special exception approval, and by-right houses of worship, all presumptively compatible uses under the existing zoning.

The nearest townhouse development, west of the Colesville Shopping Center and outside of the properly delineated Defined Neighborhood was approved by the Council as a Planned Unit Development (PUD) project under PUD-7 zoning, and the density was reduced even below that level. In contrast, the Rezoning proposes 16 units/acre, which appreciably changes the character and density of the neighborhood.

1. The Rezoning Undermines The White Oak Housing Recommendations

As noted in the Rezoning’s Updated Land Use Report, “[t]he Master Plan seeks to ‘...ensure livable communities for the future by protecting and strengthening their positive attributes and encouraging development that will enhance the communities’ function, sense of place, and identity,’” and “seeks to protect the existing residential communities.” Updated Land Use Report p. 12, citing White Oak Plan pp. 16, 6.

⁴ We recognize that a master plan recommendation in favor of a floating zone is not a requirement necessary to find master plan conformance. A mixed-use commercial/ residential zone, with the attendant increase in density, lot coverage and height limits, and material reductions in open space and setbacks requirements from those more typical of residential zones (even residential floating zones), however, on its face conflicts with the recommendations of the White Oak Plan.

Contrary to the assertion in the Rezoning's Updated Land Use Report the proposed project "will serve as a buffer and transition between New Hampshire Avenue (and the institutional uses that line this major highway), and the less dense residential development to the west," (Updated Land Use Report p. 12), the project instead drops a development project with densities at a mixed use commercial zone into the middle of a low density residential community with highly incompatible building heights of 50 feet, nominal setbacks, minimal open space primarily located between the rear of the project and the abutting senior housing which already has substantial setbacks (unlike the nearest single-family residential housing), and loss of significant trees.

While the White Oak Plan seeks to "[m]aintain housing for people of varying incomes, ages, and lifestyles, and continue to provide a variety of housing types that will permit households with changing needs to find suitable accommodations within the White Oak Master Plan area" (Updated Land Use Report p. 12, citing White Oak Plan p. 18).

As the Colesville area boasts among the most diverse neighborhoods in the County, even given its low density residential development,⁵ adding townhouses at a density incompatible with the existing neighborhood is unnecessary to achieve this goal and moreover any potential benefit in this regard is heavily outweighed by the adverse impacts to the neighborhood that will result from this project.⁶

B. THE REZONING DOES NOT SUBSTANTIALLY CONFORM WITH THE THRIVE MONTGOMERY 2050 PLAN.

1. Thrive Montgomery 2050 Plan Recommendations Do Not Supersede The White Oak Plan.

It is critical to understand when considering the Thrive Montgomery 2050 Plan ("Thrive Plan") recommendations that those recommendations stand independently of area master plan recommendations *until* those area plans are "modified pursuant to the guidance of this [Thrive] Plan." In other words, by its own terms, the Thrive 2050 recommendations are forward looking:

Area master plans . . . will remain valid until modified pursuant to the guidance provided by this Plan. Like the previous general plan, [Thrive Plan's] broad policy recommendations pave the way for future actions, such as amendments to other plans, policies, and development rules.

⁵ The Thrive Plan documents that there is "High representation of Blacks in East Montgomery communities of Burtonsville, Fairland, Calverton, and Colesville," and that "areas such as Boyds, Clarksburg, and Colesville have a diverse racial and ethnic make-up even at lesser densities. Thrive Plan p. 147 (Appendix B-6).

⁶ These adverse impacts will be discussed more fully in a separate submission but include building heights incompatible with existing residential homes, cut-through traffic impacts within existing neighborhoods, and on-street parking within adjoining narrow neighborhood streets with no curb and gutter or sidewalks. The RLUR also argues that the Rezoning is consistent with White Oak Plan recommendations on transportation and environment, however these matters are secondary to the overall housing and community master plan recommendations. Given the Rezoning's lack of compliance with these overriding recommendations, compliance with recommendations such as bike paths and street trees are secondary considerations and cannot override the primary goals of the plan.

Thrive Plan, [Thrive Montgomery 2050](#), .pdf p. 2 (emphases added).⁷ As such, Thrive Plan recommendations do not supersede White Oak Plan recommendations and must be considered independently of them. The White Oak Plan recommendations, which were developed specific to the subject property and surrounding neighborhood and reaffirmed in 2014, take precedence over Thrive 2050 commentary.

2. Thrive Plan Recommendations Confirm That The White Oak Plan Recommendations Remain Relevant And That The Rezoning Is Inconsistent With Both The White Oak and Thrive Plans.

The Thrive Plan specifically references the Colesville Center, a commercial shopping center located south of Notley Road and outside of the Defined Neighborhood,⁸ is identified as a “Village and Neighborhood Center.” See Figure 1 (excerpted from Thrive Plan p. 71).

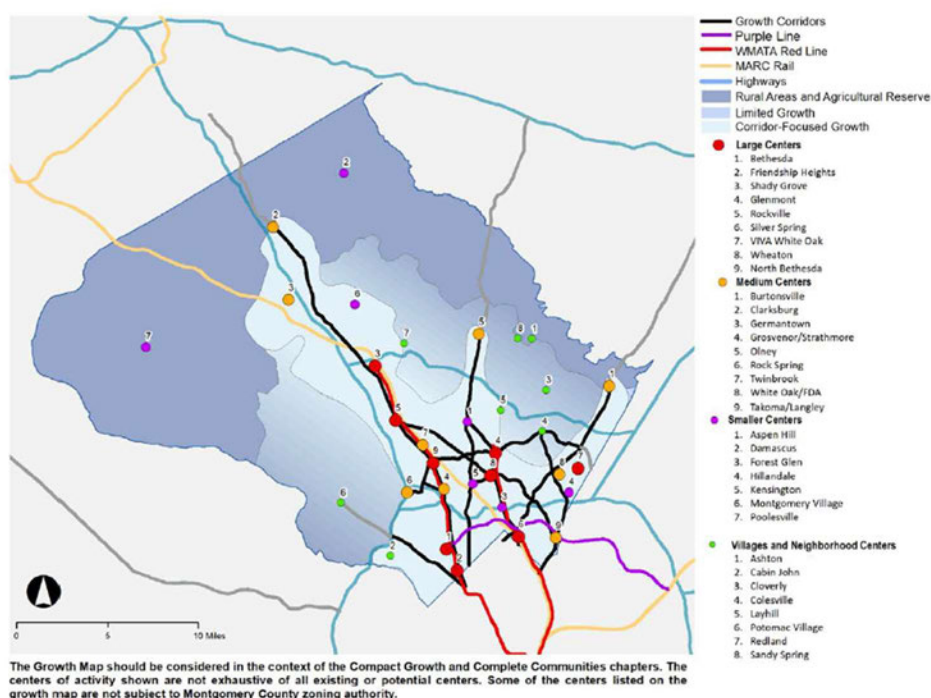


Figure 34: Proposed Growth Map - Corridor-Focused Growth

Figure 1. Thrive Growth Map (p. 71)

⁷ The Thrive Plan did amend the 1969 General Plan (On Wedges and Corridors) and several functional master plans, e.g., the Master Plan of Historic Preservation, as amended; the 2010 Purple Line Functional Plan, as amended; the 2011 Housing Element of the General Plan, as amended; and the 2013 Countywide Transit Corridors Functional Master Plan, as amended, among others. The Thrive Plan is now in the implementation process, as the Council's recent adoption of Zoning Text Amendment 25-02 allowing redevelopment of certain “Corridor” properties for higher densities of housing pursuant to Thrive Plan recommendations attest.

⁸ As propounded in a separate letter dated September 17. The Defined Neighborhood proffered by my Clients is attached as Exhibit 1.

The Thrive Plan defines a “Village and Neighborhood Center” as “the lowest intensity centers containing a small number of neighborhood-serving uses and *located in rural areas and low-density residential neighborhoods.*”

The neighborhood surrounding the Colesville Village and Neighborhood Center is not rural but it is an established “low density residential neighborhood.”

For purposes of understanding whether the Rezoning arguably can qualify as a low density townhouse development, it is instructive to look at the Townhouse Low Density Zone in the Zoning Ordinance (“TLD Zone”). The TLD Zone is intended “to provide designated areas of the County for residential purposes at *slightly higher densities than the R-90, R-60, and R-40 zones.* It is also the intent of the TLD zone to provide a buffer or transition between nonresidential or high-density residential uses and the medium- or low-density Residential zones.” Zoning Ordinance § 4.4.11A.

A comparison of the zoning standards governing the TLD Zone and the Rezoning proposal confirms that the Rezoning is not low density:

Density: 9.07 units/acre (vs Rezoning 13 units/acre)

Common open space: 25% (vs Rezoning site open space 10%)

Maximum height: 40 feet (vs Rezoning currently proposed at 50 feet)

In other words, the Rezoning does *not* propose low density residential zoning (even for a townhouse development) and does not conform to the Thrive Plan recommendations for the neighborhood.⁹

II. CONCLUSION

The Rezoning equally fails to substantially conform with the recommendations of the White Oak Plan and the recommendations of the Thrive Plan as required by Zoning Code § 7.2.1.E.2.A. and as a result the Rezoning must be denied, and we ask that the Planning Department and Planning Board recommend denial accordingly.

Respectfully Submitted,

Michele McDaniel Rosenfeld

Cc: Dan Wilhelm, President, GCCA



⁹ While Colesville is not targeted for housing under the White Oak or Thrive Plans, significant housing nearby is both planned and in various stages of approval and construction east of US29/Old Columbia Pike as envisioned in the 2014 White Oak Strategic Plan. 463 high-rise units are under construction at the Hillandale Gateway Project on New Hampshire Ave at the Beltway; 387 apartment and townhouse units have started to open on Broadbirch Boulevard; and approximately 4000-5000 high-rise apartments and townhouse units are in the early approval stages at the 280-acre Viva White Oak property where preliminary plan approval has been approved for three master plan roads and Tax Increment Financing for that \$2.8B project is under County Council consideration.

Attachment C



October 13, 2025

Via electronic mail and US mail

Troy Leftwich, Planner III
East County Planning Division
Montgomery County Planning Department
2425 Reddie Drive
Wheaton, Maryland 20902
Email: troy.leftwich@montgomeryplanning.org

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We ask that staff recommend DENIAL of the application because the application does not (and cannot) satisfy the following necessary requirements:

1. The Rezoning is not compatible with existing and approved adjacent development (Zoning Code § 7.2.1.E.d); and
2. The Rezoning will adversely affect the character of the surrounding neighborhood (a standard that applied if a Rezoning seeks to rezone property now in a Residential Detached zone (r-200) to a non-Residential CRN Floating zone, as this one does) (Zoning Code § 7.2.1.E.f); and
3. The Rezoning does not further the public interest (Zoning Code § 7.2.1.E.b).²

¹ My Clients dispute that the "neighborhood" designated in the Rezoning is correctly delineated. The properly delineated neighborhood is attached as Exhibit 1.

² This letter supplements the grounds for denial in our previously filed letters dated September 17 (the proposed site is not eligible for the CRNF zone) and October 7, 2025 (the proposed Rezoning does not conform to governing master plan recommendations).

I. THE PROPOSED REZONING IS NOT COMPATIBLE WITH EXISTING ADJACENT DEVELOPMENT, WILL ADVERSELY AFFECT THE CHARACTER OF THE SURROUNDING NEIGHBORHOOD, DOES NOT FURTHER THE PUBLIC INTEREST, AND MUST BE DENIED.

A. The Proposed Rezoning Is Not Compatible With Existing Adjacent Development

1. The Height and Massing Of The Buildings Are Incompatible With The Existing Neighborhood.

The Subject Property is surrounded by existing development. The Wiltshire Estates Senior Housing development (approved by special exception) is Immediately to the north, as are existing single-family homes. Existing single-family homes also abut the property to the west (as does Colesville Local Park) and to the south.

The existing low-density neighborhood has considerable open space, is in parts heavily treed, and is served exclusively by neighborhood roads. The single-family residential structures do not exceed 40 feet in height.

Even the 155-bed senior housing project, at 48.6 feet in height, has an effective height of forty feet or less at the western end because the site drops approximately 8 – 10 feet in elevation at that end, so it effectively is less than 40 feet tall when viewed from the Notley Road.

The 50-foot height limit proposed in the Rezoning would tower even over the senior housing structure and dwarf the surrounding single-family homes that are modest in both scale and height.

As confirmed in the Concept Grading and Utilities Plan (DAIC Plan entered 8/19/2025 No. 10.iv), the senior housing project is built at an elevation of approximately 446' at the rear of the building, nearly 20 feet lower than the existing grade of the closest residential homes and northernmost boundary of the project. The existing grade was significantly lowered when the senior housing project was built, and as such the 48.6' building height has the appearance of being less than 30' tall from the closest homes. See Figures 1, 2.

Figure 1 (elevations in upper corner of Figure 2 enlarged).



Figure 2



The lots along Greenspring are capped by zoning at 40', and could not be built to a height of 50, even if redeveloped.³

With only a 20-foot setback proposed to the north and west and all existing tree cover to be removed, there will be no meaningful physical or visual buffer between the new units and the existing homes to the north and west, and likewise will tower over the confronting homes to the south.

The proposed massing and height are incompatible with the surrounding neighborhood and it should be denied.

2. The Density And Internal Road Network, Leaving Only Ten Percent Open Space, Is Incompatible With The Surrounding Open, Low Density R-200 Residential Housing And The Wide Setbacks Provided In The Senior Housing Project.

B. The Proposed Rezoning Will Adversely Affect The Character Of The Surrounding Neighborhood

Not only is the proposed Rezoning incompatible with the surrounding neighborhood, it will adversely affect the character of the surrounding neighborhood in at least two ways: (1) There will be overflow parking on Notley Road and along confronting and abutting interior roads; and (2) because there is no ingress/egress from New Hampshire Avenue, there will be excessive cut-through traffic between the site and Randolph Road via Sherwood Forest Drive, which will be easier to navigate than facing already excessive delays at Notley/New Hampshire Avenue.

1. The Proposed Density of 130 Units And Only 30 Guest Parking Spaces Necessarily Will Result In Overflow Guest Parking On Petwin Court, Greenspring Lane and Notley Road.

The applicant is proposing 130 units with 30 guest parking spaces. Using the site layout, the distance between the two rows of townhouses is only 40 feet, half of which is the private alley. Thus, there would only be 10 feet between the back of each townhouse and the alley for parking. A parking space needs to be at least 18 feet per zoning ordinance 59-6.2.5.E. Thus, vehicles will protrude into the alley or will need to park partly within an existing garage. See, for example, Figure 3, a photo taken of a nearby townhome development in Glenmont⁴ that shows parking constraints similar to those that would occur if the proposed 130 townhouses were built. Note also in Figure 3 that part of the space facing the alleys are taken up with AC compressor units and thus not available for parking a vehicle. Note further that there is not enough space for cars to park on either side of the alley facing the townhouse units because it is too narrow. See Figure 3.

³ Chapter 59 § 4.4.7.B (Development standards for lots between 15,000 and 25,000 in size).

⁴ This project is located at the corner of Glenallen Ave and Layhill Rd across from the Metro Station; internal streets include Tamayo Alley, Vuillard Street and Kandinsky Loop.



Figure 3 (Glenmont townhouse community)

The proposed Rezoning materials confirm that some of the townhouses will be too narrow to allow cars to park. The townhouses range in width, *i.e.*, 14', 16', 20' or 22' wide. See Figure 4.

PARKING [4]	Permitted/ Required	Provided
Required Parking	2 per unit (minimum)	3.18 per unit
Front Load (22'x40') - 28 Units	56 spaces	56 garage spaces 56 driveway spaces
Rear Load (20'x40') - 43 Units	86 spaces	86 garage spaces 82 driveway spaces
Rear Load (16'x40') - 42 Units	84 spaces	42 garage spaces 37 driveway spaces
Required Parking	1 per unit (minimum)	
Rear Load MPDU (14'x40') 17 Units	17 spaces	17 garage spaces 17 driveway spaces
On-Street Parking		30 spaces
Total Parking	243 spaces	423 spaces

Figure 4 (Excerpted from DAIC Plan No. 10.1.a (Notley Road FZP01.pdf v3)

The zoning ordinance requires a width of 8.5 ft for a standard parking space. Thus, there is not enough width for two side-by-side parking spaces for the 16-foot wide units. This situation is illustrated in the Landscape Section Drawing submitted by the applicant. Figure 5. For “tandem” parking of two cars under a unit, each townhouse would need to be 36 deep (zoning ordinance requires 18 feet per space). Even if provided, in reality it would be a rare homeowner willing to routinely move vehicles to allow the one parked in “front” to exit. vehicles to access the one in front. Also, many people use an extensive amount of garage for storage, if not the entire garage. Thus, insufficient parking would be provided and people who would live in this development will try to park in the broader community thus causing adverse impacts on the surrounding neighborhood, contrary to their claim.

Given these dimensions, the reality is that the “379 parking spaces in-unit garages and/or driveways” that the applicant suggests will be provided simply defies credulity as the actual useable number of spaces. Revised Land Use Report p. 6. As a practical matter, parking in these height density townhome developments is substandard, at best, given the number of vehicles in a typical household, the amount of garage space in townhomes dedicated to storing things other than vehicles, and the severe limitations on the size and location of parking spaces as designed.

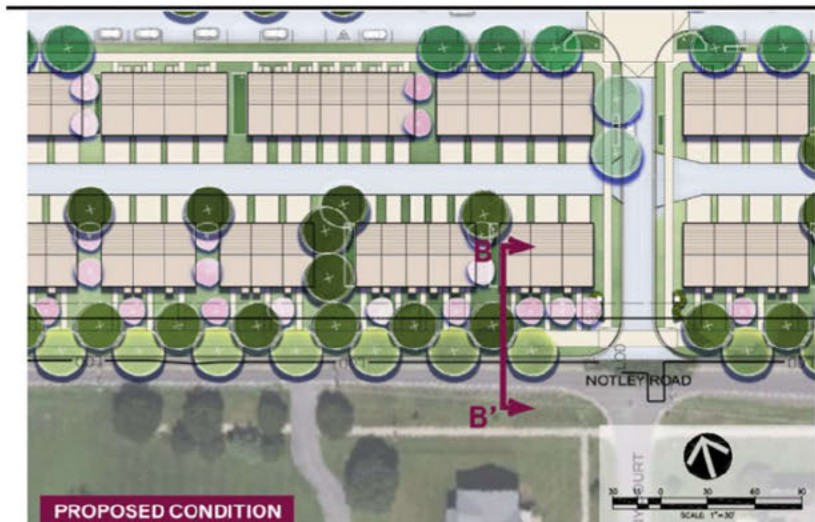


Figure 5 (excerpted from DAIC Notley Road Landscape Section)

Note: Some many townhouses lack driveways wide enough to park two cars.

Moreover, it defies credulity that in a development of 130 units that there would only be 30 guests at any given time, particularly during sports seasons (virtually year round), graduation and wedding seasons, and during holidays. The 30-proposed guest parking spaces are woefully inadequate, particularly at this location which is not served by any form of public transit.

At the request of transportation agency staff, one of the ingress/egress driveways to the site is going to be aligned directly across from Petywn Court (highlighted in yellow, Figure 6).

21. Future Intersection (p.25): Please note that future intersection #4 should be aligned with the existing curb-cut opposite to the Site. Please note the type of intersection being proposed for future intersection #5.

Response: The future intersection #4 will be aligned with Petwyn Court. Intersection #5 will be a one-way stop-controlled intersection with a stop sign at the site access and free flowing traffic along east-west on Notley Road.

August 19, 2025 Comment Response Letter p. 5 (emphasis in original). See Figure 6.



Figure 6

The likelihood that this will be the first choice for overflow off-site guest parking is undeniable. The residents of Petwyn Court, then, are going to be subject to additional vehicular traffic, constraints on their own use of their street for guest parking, and possible interference with their own ability to ingress/egress their own street.

The same adverse impacts will apply to the residents of Greenspring Lane, which is highly likely to serve as overflow parking for people who want to visit residents living in the northern end of the project. This overflow parking occurs every day even within the far less dense townhouse community on Bregman Road. See Figure 7.



Figure 7 (Overflow Townhouse Parking On Adjacent Neighborhood Road)

And the same is true for the length of Notley Road, if that is a more convenient place to park than the other two nearby streets. Also, any parking on Notley Road, a narrow two lane road, will create a dangerous situation when two-way traffic attempts to navigate between parked cars which will necessarily further narrow the driving lanes.

By seeking more density than is appropriate for this site, approval of the Rezoning will force off-site guest parking onto the adjoining neighborhood streets in ways that will adversely affect the existing owners' use and enjoyment of their properties, adversely impact ingress/egress to their own properties, erode the rural character of the existing neighborhood by creating a more "urban" feel with heavily parked residential streets, and overall adversely impacting the character of the surrounding neighborhoods.

2. Sherwood Forest Drive Will Become A Cut-through Street To Randolph Road, Adversely Impacting The Neighborhood Surrounding That Local Street.

With Notley Road serving as the sole means of ingress/egress to the site, there will be two ways to get to Randolph Road and points south. The first would be a right-hand turn onto New Hampshire Avenue from Notley Road, which even under current conditions is extremely difficult during rush hour traffic. The other would be to turn right, then left onto Sherwood Forest Drive, which truncates at Randolph Road. Returning from points south, these directions would be reversed. See Figure 8.

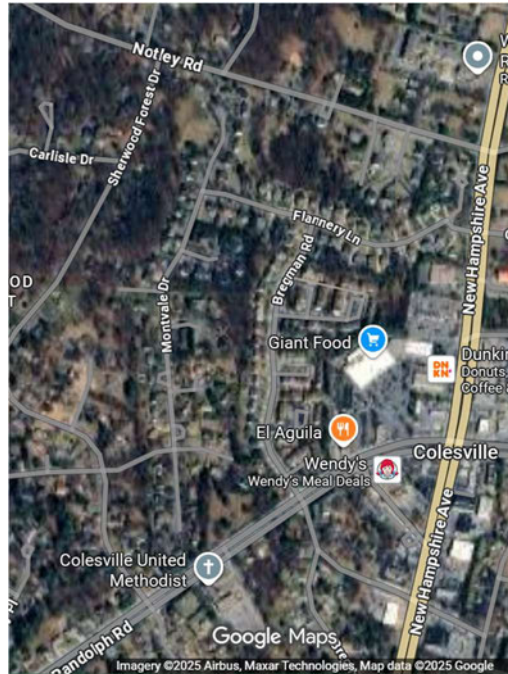


Figure 8

Because of the difficulty of the right-hand turn onto New Hampshire Avenue, new residents are highly likely to instead choose to drive down Sherwood Forest Drive, increasing traffic on that street beyond the already heavy traffic that it now handles. With 664 net new vehicular trips during the morning peak hour and 77 net new vehicular trips in the evening, the backups on Notley will only get longer, and a substantial percentage of these new trips are likely to find Sherwood Forest Drive the preferable choice. According to the LATR, 30% of the inbound/outbound trips generated by the site will use be going to or coming from Randolph Road.

This number of additional new trips are unwarranted (there will be no reduction in impact because no trips will be able to access New Hampshire Avenue via any road but Notley), will create additional congestion and delay on an already busy road, and will adversely impact the community on either side of Sherwood Forest Road to an unacceptable degree.

C. The Proposed Rezoning Does Not Further The Public Interest And Moreover Is Detrimental To The Public Interest (Zoning Code § 7.2.1.E.b);

Not only does the proposed Rezoning fail to further the public interest, it will have adverse impacts relating to the public interest specific to the neighborhood, and more generally to the public at large, for the following reasons.

1. The property does not qualify for rezoning because it does not have the minimum two prerequisites necessary under the Transit and Infrastructure category to be eligible for consideration for Rezoning.

All floating zone rezoning applications that are not recommended in a master plan and request “an increase in density above that allowed by the base zone” “must satisfy a minimum of two prerequisites for each of the categories under Section 5.1.3.D” (emphasis added).

The Updated Land Use Report inaccurately claims that it meets three prerequisites in this category when in fact it meets only one (the property is not in an area subject to a moratorium based on lack of school capacity).

The other two claimed Transit and Infrastructure prerequisites are not met:

a. The site does not have vehicular access to a non-residential road.

The “site” must have “frontage on *and vehicular, bicycle, and pedestrian access to at least 2 roads, at least one of which is nonresidential.*” The Zoning Code defines “site” as “an area of land including all existing *and proposed lots and parcels in one application . . .*” Zoning Code § 4.1.7.A.2 (emphasis added).

While the Subject Property *as currently used* has vehicular access to a non-residential road (New Hampshire Avenue), the Rezoning application itself does not, because the proposed lots within the site do not have vehicular access to New Hampshire Avenue. Consequently, the proposed Rezoning fails to satisfy this requirement.

An August 19, 2025 Comment Letter responding to MNCPPC comments offered in connection with the LATR confirms that there will be no vehicular site access to New Hampshire Avenue.

MNCPPC Comment No. 19: “Access and Circulation (p.10): Please modify that emergency access will no longer be out of New Hampshire Avenue, as it was initially proposed.

Response: Comment Acknowledged. Emergency access from New Hampshire Avenue has been removed and the updated site plan is included in the revised TIS.

(Emphasis in original.) See Figure 9.⁵



Figure 9 (excerpted from DAIC Plan No. 10.vi. (circulation plan) confirming no vehicular access from site to non-residential road (New Hampshire Avenue))

⁵ We note that the Updated Land Use Report has not been updated to reflect that there will be no vehicular access of any kind to New Hampshire Avenue.

With no site access to a non-residential road the Rezoning cannot satisfy this prerequisite.

b. There is no evidence that the existing water and sewer infrastructure is adequate to serve the proposed Rezoning.

The Updated Land Use Report says “It is *anticipated* that the existing water and sewer infrastructure will not require either an upgrade to the service line or installation of a pump station.”

The plain language of the Zoning Codem however, makes it clear that the applicant must prove now that the site is served by existing water/sewer infrastructure adequate to serve the project. These requirements are prerequisites that must be established prior to approval of the Rezoning, and not contingent possibilities to be evaluated later. It is plainly evident from the zoning provision that this determination is not to be left to future assessment. What if the Rezoning is approved and it is later determined that an upgrade to the service line, or installation of a pump station, is necessary?

A “prerequisite” is a “necessary qualification before the next benefit, privilege, *etc.* is received.” Black’s Law Dictionary 2d ed. (emphasis added).

The Rezoning application fails to establish that the site “is served” by water/sewer infrastructure adequate to support the project.

c. Under A Plain Reading Of The Transportation and Infrastructure Prerequisites Table, The Rezoning Is Ineligible For The Requested LMA And The Application Must Be Denied.

The prerequisites table is plainly written. See Figure 10.

D. Prerequisites	
Category	Prerequisite Choices
Transit & Infrastructure	At least 75% of the site is within ¼ mile of a Level 3, ½ mile of a Level 2, or ¾ mile of a Level 1 transit station/stop.
	The site has frontage on and vehicular, bicycle, and pedestrian access to at least 2 roads, at least one of which is nonresidential.
	The site is served by existing water and sewer infrastructure that will not require either an upgrade to the service line or installation of a pump station due to the proposed development.
	All signalized intersections within ¼ mile of the site boundary are operating below the applicable congestion standard.
	The project is age-restricted or senior housing, or if proposing development that may generate students, the site must not be in an area that is under moratorium due to school capacity or result in a school utilization rate greater than 120% because of the proposed development. For any site within 2 school clusters, only the portions of the site that satisfy this requirement can proceed.

Chapter 59: Zoning Code
Montgomery County, Maryland

Figure 10

The Rezoning application is substantively deficient by failing to provide the two necessary prerequisite factors under the Transit and Infrastructure category and must be denied. The application itself – on its face -confirms that (a) the project does not have vehicular access to a

non-residential road; and (b) that the property may not be served by existing water and sewer infrastructure adequate to serve the proposed development.

Approval of the Rezoning in the absence of these two statutorily-mandated requirements not only fails to serve the public benefit, but is adverse to the public interest by furthering a rezoning application that is legal deficient.

The Rezoning application is substantively deficient by failing to provide the two necessary prerequisite factors under the Transit and Infrastructure category and must be denied. The application itself – on its face - confirms that (a) the project does not have vehicular access to a non-residential road; and (b) that the property may not be served by existing water and sewer infrastructure adequate to serve the proposed development.

Approval of the Rezoning in the absence of these two statutorily-mandated requirements not only fails to serve the public benefit, but is adverse to the public interest by furthering a rezoning application that is legal deficient.

2. Increased Traffic From The Rezoning, If Approved, Would Materially Impair Public Safety At The Notley Road/New Hampshire Avenue Intersection.

The proposed Rezoning will generate 64 net new vehicular trips during the morning peak hour and 77 net new vehicular trips during the afternoon peak hour on Notley Road, a “substandard (narrow two-lane and un-striped) residential [street]” that serves the surrounding neighborhood. LATR p. 5; Wiltshire Estates Staff Report p. 10. Every one of these trips necessarily will ingress/egress via Notley Road, a residential road. This is the result of the fact that the site does not have vehicular access to New Hampshire Avenue, defeating the very purpose of the prerequisite requirement that this floating zone have access to a non-residential road, which would serve to divert some percentage of site traffic from a residential road to one with far greater capacity.⁶

The resulting overburdening of Notley Road, a “minor street” that is already highly congested during peak hours, does not serve a public benefit and instead poses a direct detriment to the residents within and proximate to the Neighborhood. LATR pp. 6, 12; LATR August 19, 2025 comments letter p. 2 ¶ 5.

With Notley Road serving as the sole means of ingress/egress to the site, public safety is further compromised by the fact that the existing 85th percentile speed along Notley Road *exceeds the posted speed limit by over 20%* in both the eastbound and westbound directions. LATR p. 13.

⁶ The LATR incorrectly states that “The project site is within a quarter-mile of bus stops serving WMATA bus route Z2 that provides connection to the Silver Spring Metrorail Station.” LATR p. 47. This was the only public transit facility available in the vicinity of the site. WMATA has discontinued all bus service on New Hampshire Avenue north of Randolph Road, leaving the site unserved by any means of public transit. It is unclear whether this change affects the underlying traffic generation rates for the site, but calls for an update to the LATR as it relates to the Transit Facilities analysis.

Notably, the highest concentration of vehicular/pedestrian crashes are at the Notley/New Hampshire intersection, further underscoring that additional traffic concentrated at this location is contrary to the public interest.⁷

Moreover, as noted by the Planning Department staff when the adjoining Wiltshire Estates Senior Housing project was under review (in connection with the then-pending special exception), citizens at the time:

[R]aised concerns regarding the difficulty of finding gaps in traffic to turn left onto and from New Hampshire Avenue at . . . Notley Road Given the large size of the intersection and sight distance difficulties (*due to the crest in the road*) for left-turning vehicles, many drivers pull half-way across the intersection (past three lanes of through traffic) and find themselves stranded in the middle with little to no queue space and high volumes of traffic traveling by in both directions.

In 2014, “Transportation staff visited the area surrounding the site *and confirmed the left-turning difficulties expressed by the citizens.*” Staff Report p. 12. The restricted visibility, high volume of traffic and limited queuing space would appear to contribute to the fact that this intersection also is the location of the highest pedestrian/vehicle crashes in the vicinity. See Figure 11.

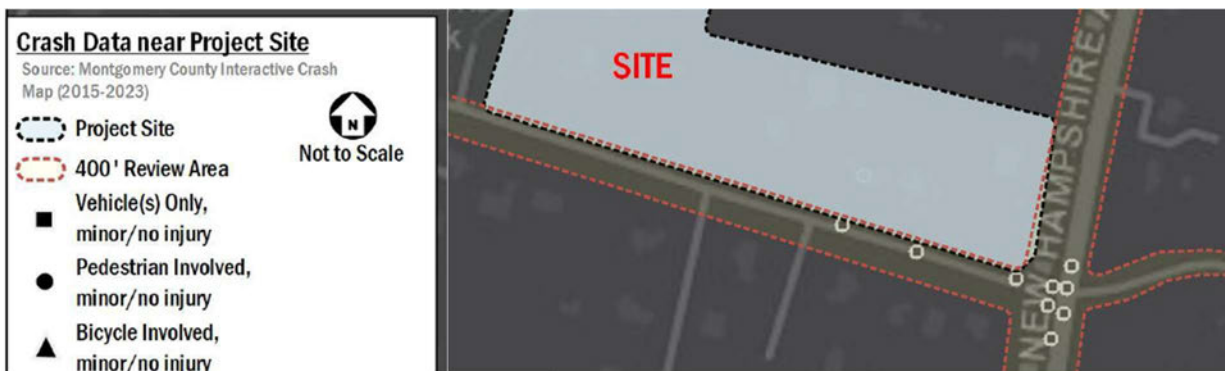


Figure 11(Excerpted from LATR Figure 4 p. 15).

These concerns about pedestrian not only remain but are heightened by the increased traffic volumes over the past decade. Adding this significant amount of new vehicular traffic to this interest is not a public benefit, and worse yet, undermines public safety.

The Colesville community is fortunate that there have been no fatal accidents at this intersection, but are highly concerned that routing all vehicles from the site to this intersection potentially sets the stage for just such a tragedy.

Furthermore, we dispute that the underlying data used in connection with the LATR analysis for the intersection of Randolph Road and New Hampshire Ave is valid because the traffic counts

⁷ In the applicant's August 19, 2023 response to staff comments on the LATR, the applicant noted that “the MD 650 and Notley Road intersection is included in an OOTS-TEDD single advertisement projects for signalization,” and so “additional signal warrant analysis has not been deemed necessary at this time due.” If this information came from SHA it is not in the record, it is unclear when this signal will be installed, and at this time this intersection is dangerous and the proposed Rezoning will only make it more so.

were taken at a time when a high percentage of the federal employees and other federally funded private contractors were working remotely (from home). In May 2024 some 1.1M federal employees were eligible to work from home. An Executive Order to work in the office was issued on February 19 with the return to work, slated to start on March 3, 2025. The traffic study was taken on February 25, 2025, before the return to work order took effect, and so undercounted current traffic volumes. The traffic engineer should have known that the traffic counts were taken before people returned to the office. This issue was widely discussed in the print media and on TV news programs.

We asked the planning staff to find old traffic counts from before the massive number of employees worked from home earlier this year and from before the pandemic. A study in 2012 showed that on New Hampshire Ave the peak direction of travel was 600 vehicles greater in the AM (from the north) and 550 greater in the PM (from the south). For Randolph Road, the peak direction of travel was 620 vehicles greater in the AM (from the east) and 503 greater in the PM (from the west). These numbers are 28%, 29%, 44% and 33% respectively greater than the volume Gorove Slade counted. Having lived in the community, we have observed that the traffic volume just before the pandemic in 2019 was even higher than in 2012. Even using the 2012 counts for historical comparison, if Gorove Slade had undertaken its traffic counts after employees returned to work, we expect that the resulting LATR analysis would confirm that the intersection is congested for both the CLV and delay measures.

II. CONCLUSION

The Rezoning is not compatible with the surrounding neighborhood, would generate adverse impacts adversely affecting the surrounding neighborhood, and as a threshold matter lacks the requisite two predicate conditions necessary to qualify for the rezoning in the first place. As a result the Rezoning must be denied, and we ask that the Planning Department and Planning Board recommend denial accordingly.

Respectfully submitted,

Michele McDaniel Rosenfeld

Michele McDaniel Rosenfeld

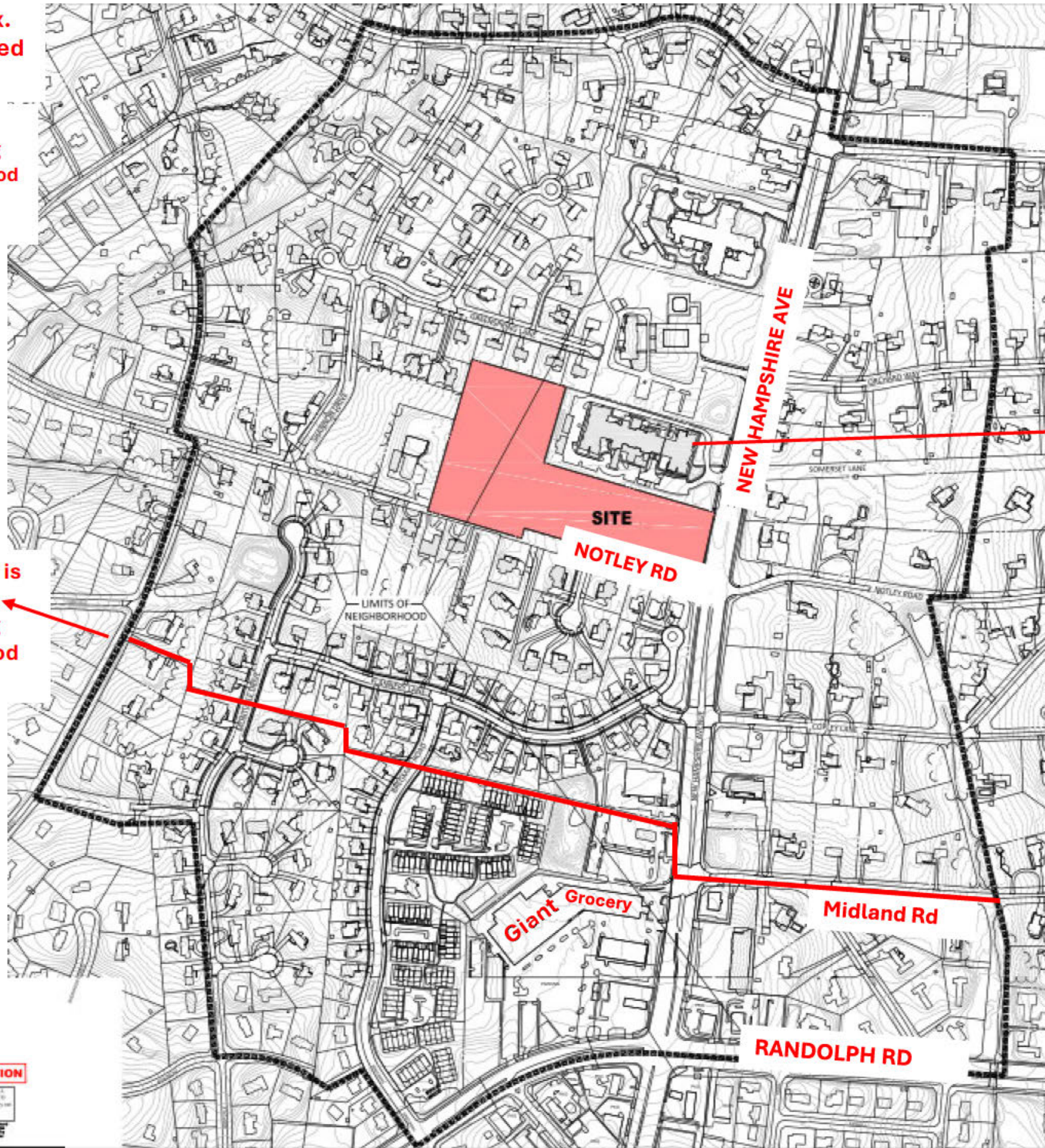
Cc: Dan Wilhelm, President, GCCA

[REDACTED]

H-159 10 ix.
Edited in red
font

Notley Road
Surrounding
Neighborhood
Plan
Corrected

This red line is
where the
surrounding
neighborhood
should end



VICINITY MAP
SCALE: 1" = 200'



PREPARED FOR
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CONTACT: CHANDLER BLAIR
Email: chandler@notley.com

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Email: chandler@vifa.com

REVISIONS	DATE

NOTLEY ROAD
17th ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
VISC. LOTS: 21-28
1/4 MAP: 802

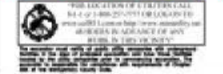
88-159

SURROUNDING
NEIGHBORHOOD
PLAN



DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 05/07/20
PROJECT: VM50728
SHEET: 104-1
SHEET NO.

NOT FOR CONSTRUCTION



From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: Townhouses in Colesville
Date: Monday, July 14, 2025 10:06:09 AM
Attachments: [Outlook-ebm0kony.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Sunday, July 13, 2025 9:57 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>; Leftwich, Troy
<Troy.Leftwich@montgomeryplanning.org>
Subject: Townhouses in Colesville

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

Hello,

I am writing concerning the planned development of townhouses in our neighborhood located at the corner of Notley road & New Hampshire.

We see it a very detrimental proposal & would strong encourage the proposal be revised/adjusted to be a high Value Property that would increase the overall value of the neighborhood.

If townhouses are the best use of the property it needs to be of the best quality, Planning, execution & construction.

It needs to be low density, attractive to Older tenants & Bring a sustainable increase to the Value of our Neighborhood.

Also a Traffic study needs to be done in order to prevent any increase to the already heavy trafficked intersection.

The developer should be made to provide regular updates via a simple website so the Community is aware of the progress.

Thank-you for you attention to this matter

[REDACTED]
202 Vierling Drive, Silver Spring, MD, U.S.A., 20904
[REDACTED]

Attachment C

From: [Garcia, Kayla](#)
To: [Tettelbaum, Emily](#)
Subject: Fw: Townhouse construction on New Hampshire Ave. – opposition
Date: Monday, June 23, 2025 8:20:21 AM
Attachments: [Outlook-qdoxv0sl.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Saturday, June 21, 2025 6:22 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Townhouse construction on New Hampshire Ave. – opposition

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

The traffic congestion on New Hampshire Ave. in the Colesville area is very heavy. There are many retirement homes, churches and other commercial establishments on New Hampshire Ave.

It would be a huge traffic increase to have a large townhouse development built at Notley Road and New Hampshire Ave.

Please do not build this townhouse community.

[REDACTED]
806 Midland Rd.
Colesville, Maryland.
Resident since 1981

Sent from my iPhone

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250680 Notley Rd townhouses in Colesville
Date: Wednesday, July 9, 2025 11:33:25 AM
Attachments: [Outlook-0wdxols1.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 8, 2025 6:17 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd townhouses in Colesville

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

To whom it may concern,

I was with great concern that I heard about this outrageous plan to build 150 townhouses along with other amenities on Notley Rd.

This will increase traffic on a small road, make the already difficult intersection worse and result in overcrowding in local Elementary schools as well as Middle and High Schools. It will cause serious environmental problem as mature trees will have to be destroyed. The character of this area was seriously affected by the ICC and brought a level of noise that has affected the quality of life. Bringing in this very dense project will change this neighborhood and have a devastating affect on the quality of life for all residents.

The addition of single family homes on the opposite side of the Notley Rd was a sensible and complementary addition.

Why not go the same route?

Please do not allow this project to move forward.

[REDACTED]
14135 Cricket Ln, Silver Spring, MD 20904

From: [REDACTED]
To: [MCP-InfoCounter](#); [Leftwich, Troy](#); ozah@montgomerycountymd.gov; trafficops@montgomerycountymd.gov; [Chris Wilhelm](#)
Subject: OPPOSITION to Notley Road LMA H-159 & F20250680 townhouses in Colesville
Date: Friday, August 8, 2025 3:57:21 PM

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

Hello -

My name is [REDACTED] I have lived at 13512 Sherwood Forest Drive for a little over 10 years now. I am emailing you with my serious concerns regarding the proposed development of 150 new townhouses at the intersection of Notley Road and New Hampshire Ave (Notley Road LMA H-159 & F20250680).

I know this is a long email. I sincerely appreciate your time reading this. I have two kids who like to walk and bike our street - one of whom has multiple neuropsych and physical diagnoses. **I do not know if we can continue to live in this house if we are seeing 300+ more cars traveling this street.** I cannot have my kids on a road that busy. I am not against development, but I am very very much against this *much* development that would negatively impact our lives.

My most pressing concern is the safety impact directly to my street, and moreover the traffic issue in the immediate area as a whole. I have many concerns about mischaracterizations in the developer's proposal, all detailed below. I have copied the traffic group regarding their interest in improving walkability for students in this area, as it would directly impact this.

A.

The Notley Proposal for 150 homes would create a dangerous increase in traffic to neighborhood roads, creating an unsafe environment for residents.

a.

Completely alter the state of neighborhood roads. Page 8 of the [White Oak Master Plan](#) says “Provide a safe and efficient transportation system that serves the environmental, economic, social, and land use needs of the County and provides a framework for development. The White Oak Master Plan supports many of the General Plan Transportation principles, including an improved transit system, bikeway system, and *movement of*

through traffic away from local streets.” The proposed development goes against the intent of the Master Plan, and in fact, would greatly increase traffic through local residential streets. The Colesville area has a dangerous problem with cut-through traffic. Travelers use Sherwood Forest Drive and Notley to bypass the congestion at New Hampshire and Randolph; travelers use Notley to connect from Bonifant Road to New Hampshire rather than go all the way to the intersection of those two roads; and travelers use Sherwood Forest Drive and Notley to connect to Bonifant. Added to this is a ripple effect: the recent increase in these cut-through travelers, as well as normal neighborhood growth and the return to office decree for federal workers, has resulted in too much traffic at the intersection of Notley and New Hampshire. Since it’s so hard to turn off Notley, more are driving through Shannon Drive and Colesville Manor and therefore causing unintended traffic on those neighborhood roads. 150 new homes on Notley will only exacerbate this already out-of-control issue.

i.

The developer’s proposal seems to take the opinion that a neighborhood built next to New Hampshire is convenient for residents to use New Hampshire. I am telling you this is not how this area works - those residents will drive Notley to Sherwood Forest Drive and Bonifant whenever possible causing extreme stress on the neighborhood roads. The road I live on will no longer be quiet residential streets but major cut-through or connector roads.

b.

Increase reckless driving, endangering pedestrians and bikers. Daily, we see reckless and aggressive driving on our neighborhood street as people drive too fast, speed through stop signs - especially on Notley and Sherwood Forest Drive, but also at Sherwood Forest Drive and Beaumont Road, and driving in the center of the street or into on the other side of the road while travelling a turn in the road. In our 10 years living here, we have: replaced our mailbox 4-5 times, filed a police report after someone drove through our front yard and crashed into a tree, and previously requested a traffic study with the county to combat these issues. Me neighbors who have lived here for decades say this is not unique.

c.

My children walk and bike Sherwood Forest Drive on a weekly basis. We walk or bike to school - a fact I stressed to county representatives at Westover last year when I pointed out that walking paths greatly expand the “1 mile radius” for kids walking to the elementary school. Our neighborhood has a rich culture full of bikers, dog-walkers, joggers, and

families walking with their strollers. People walk or bike to the neighborhood pool along this street. An increase in traffic would make it unsafe to walk our kids to school. It would make it unsafe to walk my dog, and really unsafe for the elderly neighbors to walk the streets. We would no longer feel safe letting our middle schooler bike this street. It would also increase more traffic for parents - potentially along other roads such as Vierling - to access the elementary school.

d.

I implore you to require a re-assessment of traffic study, or conduct a parallel county study, to address:

i.

Change in volume due to federal employees returning to office.

ii.

Ensuring the study is done during the school year, and potentially monitoring for pedestrians and bikers along Sherwood Forest Drive.

iii.

Examine the amount of traffic that use Sherwood Forest Drive and Notley Road as cut-through roads on their trip to access Randolph, New Hampshire, and/or Bonifant.

e.

The traffic study and proposal do not seem to take into account the congestion and issues around accessing the shopping center (with the Giant grocery store). I imagine that this isn't a normal part of traffic studies, but I want to highlight that part of the congestion noted with the Randolph/New Hampshire intersection is due to a poorly-designed access in and out of this shopping center that causes blockages for travellers along New Hampshire. Again, an issue that will be exacerbated with more residents directly north of this intersection.

B.

Short-sighted and Insufficient Parking Plans would lead to stress on the surrounding residents and create dangerous situations.

a.

The proposal says it will have "ample on street parking" but does not include any details about this in their written proposal. During the in-person presentation to the Greater Colesville Community Association (GCCA), the developer explained they would have about 30 parking spots along the internal streets. The developer tried to support this lack of

parking by explaining that the units would have garages and driveway space, which would total in 2-4 parking spaces per units for residents and visitors. This is preposterous for many reasons:

- i.
Most families in 2025 have at least two cars.
 - ii.
Many people do not use garages to park in, but more for storage.
 - iii.
Some residences are inhabited by multi-generational families or, not by families but by friend groups.
- b.
- To propose 150 units where not every unit is guaranteed space for visitors or more than 2 cars is, frankly, ridiculous and unacceptable. There is no shoulder or parking along Notley Road. It is a logical conclusion that people will park on Petwyn Court, in Colesville Manor Neighborhood Park, or in the retirement community parking lot - or even along Notley. This scenario of overflow parking expanding out from the proposed development could lead to dangerous walking along Notley Road to get to the proposed development.

C.

Concerns about Impact to Westover Elementary School

- a.
- I pulled up the MCPS FY25 Annual School Test - School Utilization report, dated 2024, which projects enrollment at 278 for 2028-2029 (100.7% capacity). But the new FY26 report shows expected enrollment at 288 (104.3%). It is noteworthy that Westover Elementary School has been over 105% capacity since 2018. I am not sure why the FY25 report would show a sudden dip in enrollment, but the updated report is on trend with the preceding decade.
- i.
Using the FY26 numbers, a projected increase of 33 students to Westover would put the school at 321 enrollment, or 116.3% capacity.
- b.
- I want to stress for the committee that not all schools can assume such

an increase in enrollment equally. Westover Elementary School is one of, if not the smallest elementary schools in the county. This means two classes per grade. An increase is going to increase class size rather than spread across multiple classes.

- C. Finally, Westover ES is one of 21 elementary schools in the county with an Autism Services program. I further stress that you consider the impact on resources for this valuable program if the school needs to shift support and space to so many more incoming students. It is unacceptable to approve any changes to the school that would negatively impact this program.

D. Pedestrian and Cycling plans are lip-service and do not add value.

- a. The proposal does not account for pedestrian or bicycle safety crossing New Hampshire.
- b. The proposal talks a lot about improving pedestrian and bicycle flow, but these paths don't GO anywhere! Connecting to the park does not allow for walks or bike rides - what happens after the sidewalk ends? Then what?
 - i. The lack of sidewalks on Notley has been a big issue - causing dangerous interactions between bikes or pedestrians and cars. A short sidewalk would encourage more to walk the side of Notley from the end of the proposal's sidewalk.
 - ii. Page 21 says they will "facilitate bicycle and pedestrian connectivity within the surrounding neighborhood." But there is nothing in the proposal about connecting to any of the surrounding neighborhoods or streets.
- C. The proposal talks about connecting with the New Hampshire sidewalk, to allow bike & pedestrian access to the shopping centers in Colesville. However, I question this logic when the County has a safety study going on just around the corner on Randolph. If there are concerns about safety on Randolph in this area, why would the county support a proposal to

increase similar pedestrian traffic along a similar road/sidewalk?

E.

Does not consider surrounding neighborhoods AT ALL.

a.

Throughout the proposal, the developer claims to take into account the surrounding neighborhoods, connect with the surrounding neighborhoods, or improve certain things for the surrounding neighborhoods. This is simply not true. Page 14 discusses “protection of established neighborhoods” and “compatibility” with the neighborhoods.”

i.

The developer did not consult the established neighborhoods in this proposal, or discuss protection of the character with our neighborhood.

ii.

There is no connection or integration with the neighborhoods.

iii.

The development backs directly, and very close, to existing homes without consideration to the increase in noise, visibility, and activity.

iv.

As mentioned above in the traffic concerns, there is no concern or discussion on how to mitigate negative impacts to our neighborhood’s safety.

b.

Page 10 discusses offering a transition between different zones of the major New Hampshire road and the other single family neighborhoods - but as these neighborhoods are large lots with many trees, the proposal for a high clearance, high density, and complete tree removal does not preserve or respect the integrity of this area.

i.

Page 14 says that the project “will also provide substantial open space on site” - This is illogical. 150 townhomes on less than 10 acres, with streets and sidewalks, simply cannot provide “substantial” open space. Small community areas are included in

the plan, but they are in no way substantial.

- c. Nowhere in the proposal does it discuss connecting pedestrian and bike paths or access to the surrounding neighborhoods (as mentioned above).

F.

Environmental Resources section lacks detail

- a. This section says “storm management strategy will *likely* include the implementation of environmental site design...” This is insufficient and needs to fully address the severe storm water issues in this area.
- b. The proposal says it will “increase the overall tree canopy (as compared to existing conditions).” It is highly doubtful that decorative trees in a development will compare to mature trees currently there.
- c. Relatedly, on page 18, the proposal cites that there are local parks within a $\frac{3}{4}$ mile radius - but it lists Sherwood Forest Park as an option. This is not a recreational park. This is a small forested area that encompasses a creek with a “desire path” that connects two roads.

I thank you for your time and consideration. Please do not hesitate to reach out either by email or phone ([REDACTED]).

[REDACTED]

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250680 Notley Rd townhouses
Date: Wednesday, July 9, 2025 11:29:24 AM
Attachments: [Outlook-0cxxnjmt.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: Email Service. [REDACTED]
Sent: Tuesday, July 8, 2025 4:35 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd townhouses

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

My name is [REDACTED] my address is 304 Nova Ct Silver Spring MD 20904.

I oppose the building of over 200 town houses on Notley rd. Notley road cannot handle the traffic. Notley road is a very narrow road, and the area is already congested.

Thank you for your understanding.

[REDACTED]

From: [Smith, Parker](#)
To: [Leftwich, Troy](#)
Subject: FW: Opposition to F 20250680 Notley Rd Townhouses in Colesville
Date: Friday, July 25, 2025 9:00:49 AM

-----Original Message-----

From: [REDACTED]
Sent: Thursday, July 24, 2025 10:33 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd Townhouses in Colesville

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

We would like to voice our opposition to this development in our neighborhood. The multitude of churches that have been built along New Hampshire Avenue are already creating traffic problems, they park cars all over the sides of the road and block traffic whenever they have events. Adding 150 Townhomes will only add to that already problematic situation in the area. If we want to travel on the ICC, going out Notley Road is the best and most expeditious route. It is already a very busy intersection (at New Hampshire Ave) and traffic is always backed up during rush hour. Adding more traffic to that route would create a bigger backup at the intersection. There is no traffic light there, and making a left turn to get to the ICC is dangerous.

We appreciate any consideration of these issues.

[REDACTED]
351 Scott Drive
Silver Spring, MD 20904

From: [Tettelbaum, Emily](#)
To: [Leftwich, Troy](#)
Subject: FW: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, July 7, 2025 3:53:43 PM
Attachments: [Outlook-btyimxhi.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



Emily Tettelbaum

Planner III, Midcounty Planning Division
Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569



From: Garcia, Kayla <Kayla.Garcia@montgomeryplanning.org>
Sent: Thursday, June 26, 2025 1:43 PM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville



Kayla Garcia

Planning Technician III

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Thursday, June 26, 2025 12:31 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>; [REDACTED]
[REDACTED]
Subject: Re: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

PS Please be aware that a development of this size and nature is going to put even greater strain on the shrinking water resources we rely on.

> On Jun 26, 2025, at 12:28 PM, [REDACTED] wrote:

>

> Dear Montgomery County Planning Board,

>

> We are writing in opposition to the building of 150 townhouses at Notley Road and New Hampshire Avenue along with the opposition of our whole neighborhood as we would be greatly impacted.

>

> Our neighborhood has already been hugely impacted by additional traffic as a result of the ICC. Love the ICC but we do not need more traffic. The intersection at Notley Road and New Hampshire Avenue, less than a mile from our house, is already dangerous. Please don't allow it to become more so with even more traffic.

>

> It would also be a big impact on schools, shopping centers as well as increased noise level. The impact on the environment as this is a more rural area and we would like to keep it that way as much as possible. We are right beside Paint Branch Park which has already been impacted by the ICC which runs right through it.

>

> The area is the home to an enormous variety of wildlife already under stress from the enormous amount of development. This further development could destroy that which is left and will unbalance even more what this environment requires to subsist. It is imperative that we pay more attention to the needs of the environment than that of development.

>

> As our representatives it's extremely important for you to pay close attention to our community's concerns and the ever diminishing environment that we are experiencing. Once done it cannot be undone.

>

> Sincerely,

>

> [REDACTED]

> 1107 Notley Road

> Silver Spring, MD 20904

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From: [Mencarini, Katherine](#)
To: [Leftwich, Troy](#)
Subject: FW: Rezoning amendment case 20250680
Date: Monday, June 30, 2025 11:23:55 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Troy,
Please find the correspondence pertaining to H 149 Notley Road below. She's asking for more information on the review process at the end of her email. Can you respond sometime this week?

Thanks,
Katie



Katherine (Katie) Mencarini, AICP (she/her/hers)
Acting Regulatory Supervisor, Midcounty Planning Division
Montgomery County Planning Department
2425 Reedie Drive, 13th floor, Wheaton, MD 20902
Katherine.mencarini@montgomeryplanning.org
p: 301.495.4549



WE'VE MOVED!

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT
2425 REEDIE DRIVE, WHEATON, MD 20902

From: Sanders, Carrie <carrie.sanders@montgomeryplanning.org>
Sent: Friday, June 27, 2025 8:05 PM
To: Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>
Subject: FW: Rezoning amendment case 20250680

FYI



Carrie Sanders
Chief, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Floor 13, Wheaton, MD 20902
carrie.sanders@montgomeryplanning.org
o: 301-495-4653



From: [REDACTED]
Sent: Thursday, June 19, 2025 7:47 AM

To: Sanders, Carrie <carrie.sanders@montgomeryplanning.org>

Subject: Rezoning amendment case 20250680

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

Our neighborhoods surrounding these parcels are just learning about the rezoning application to develop 8.97 acres into 150 townhouses by rezoning the currently zoned R-200. This is exactly what most of us feared when the Planning Commission started pushing high density development almost everywhere. We are getting organized to oppose this for a variety of reasons:

If you visit this area you can see that 150 "taller than normal" townhouses are shockingly out of sorts from the rest of the area. There are townhouses in the areas that were built as part of several larger developments; they have open space and make sense as they are closer to commercial development.

There is no way for Notley Road to handle increased traffic and definitely not so many drivers coming in and out of one development.

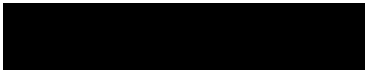
There is no mass transportation. You may argue there is a bus stop but that is not at all materially reducing car traffic at that intersection which will be dangerous and just not plausible.

This type of high density development belongs near a transportation hub - Colesville is not that and is not planned to be that.

The planning department has regularly approved churches to be built all along New Hampshire...we tend to like it seeing all of the different religions and their beautiful architecture. The planning department has NOT approved mass development because that is not a fitting use for how our area has matured.

We are, apparently, part of the White Oak master plan although that is a far different look and feel from Colesville. The plan does not address any changes in our area so I don't see how this development fits.

These are just a few points. If possible, I'd like to know if there is a more specific way to protest this zoning request and development plan. I am aware that it will likely require vigilance on our part because I think the powers that be will keep asking and delaying to hopefully wear us down....but that won't happen.



Thank you for your attention to this matter.



From: [Garcia, Kayla](#)
To: [Tettelbaum, Emily](#)
Subject: Fw: OPPOSITION TO F 20250680 Notley Rd Townhouses in Colesville
Date: Tuesday, June 24, 2025 10:34:24 AM
Attachments: [Outlook-0yxnluy.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Monday, June 23, 2025 10:19 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION TO F 20250680 Notley Rd Townhouses in Colesville

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

I am writing to voice my opposition to the request for a zoning change to allow 150 townhouses, standing 60 feet tall at the corner of New Hampshire Avenue and Notley Road. The area is currently zone R-200 and that zoning should not change; there is no ability for the current road - Notley Road - to support such a high density housing development. The current zoning is appropriate given the surrounding area of single family residences and a two lane road that is already at capacity with little ability for widening given existing residences.

Additionally, this type of development does not fit with the current surrounding area which is all single family residences, churches and senior living places. The only commercial development is at the intersection of Randolph and New Hampshire. We do not have any mass transportation, save for a bus or two that comes down New Hampshire. The high density developments like these should be closer to a Metro stop as has been the case at Glenmont.

Please do not make the mistake of allowing such a zoning change; the current political climate is to encourage higher density development wherever possible but this is not the right place for this request.

I understand that there is supposed to be a hearing once the planning board makes a recommendation and that all neighbors within a 1 mile radius will be informed of the date and time. And, the final decision is made by the County Council or do they typically approve your recommendation? Any clarification to this process would be helpful.

I appreciate your attention to this matter and the weight you will give to all of the community members that will be writing to you. We love our community and this zoning change request is not in line with what the community wants or needs.



7 Whittingham Terrace

Lifelong community member of Sherwood Forest

From: [REDACTED]
To: [Leftwich, Troy](#)
Date: Friday, August 8, 2025 8:47:48 AM

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

Please include me with my disagreement with tge proposal for the 150 proposed townhouses on new Hampshire ave and Notley Rd

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F20250680 Notley Rd Townhouses in Colesville
Date: Wednesday, July 9, 2025 11:32:32 AM
Attachments: [Outlook-o0hmyyqc.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Monday, July 7, 2025 10:18 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F20250680 Notley Rd Townhouses in Colesville

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

Members of the Planning Board,

I live on Paula Lynn Drive in Colesville. I'm writing to express my opposition to the zoning request for 150 townhomes to be built on Notley Rd. and New Hampshire Ave. Traffic is already terrible at that intersection, both turning onto New Hampshire from Notley and turning onto Notley from New Hampshire. With the addition of that many homes, it will be horrendous, especially during morning and evening rush hours. Also, the people who own the homes already on these lots will have to go elsewhere. I am asking to please deny the application to rezone the land to build 150 townhomes at Notley Rd. and New Hampshire Ave.

Thank you,
[REDACTED]

From: [REDACTED]
To: [MCP-InfoCounter](#); [Leftwich, Troy](#)
Subject: Opposition to F 20250680 Notley Rd Townhouses in Colesville
Date: Saturday, July 19, 2025 10:45:55 AM

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

I am writing as a concerned resident of Sherwood Forest in Colesville, MD. I have lived here for 35 years and enjoy the community of older, modestly scaled homes. I am opposed to the proposed development of 150 townhouses on Notley Rd. This will cause a massive increase in traffic in the area and strain our public services. Notley Road is a two lane road and is not built to handle potentially 300+ more cars on a daily basis. I live near Westover elementary school and the school is already overcrowded and utilizes exterior portable classrooms. Adding more children to the area will strain our school's ability to educate properly. The area has few restaurants and lines to be seated are already long, we don't need more residents adding to the wait times.

In addition to the strain on public services and traffic, this development is completely out of scale and alignment with the existing community and will clash with the older, modestly scaled homes. These townhouses will affect our property taxes and local prices which will force out older or fixed income residents, including myself!

Please take this into consideration and stop this development. Our community will change and not for the better.

Thank you,

[REDACTED]

From: [Garcia, Kayla](#)
To: [Tettelbaum, Emily](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Thursday, June 26, 2025 1:42:54 PM
Attachments: [Outlook-btyimxhi.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Thursday, June 26, 2025 12:31 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>; R [REDACTED]
[REDACTED]
Subject: Re: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

PS Please be aware that a development of this size and nature is going to put even greater strain on the shrinking water resources we rely on.

> On Jun 26, 2025, at 12:28 PM, [REDACTED] wrote:
>
> Dear Montgomery County Planning Board,
>
> We are writing in opposition to the building of 150 townhouses at Notley Road and New Hampshire Avenue along with the opposition of our whole neighborhood as we would be greatly impacted.
>
> Our neighborhood has already been hugely impacted by additional traffic as a result of the ICC. Love the ICC but we do not need more traffic. The intersection at Notley Road and New Hampshire Avenue, less than a mile from our house, is already dangerous. Please don't allow it to become more so with even more traffic.
>
> It would also be a big impact on schools, shopping centers as well as increased noise level. The impact on the environment as this is a more rural area and we would like to keep it that way as much as possible. We are right beside Paint Branch Park which has already been impacted by the ICC which runs right through it.
>
> The area is the home to an enormous variety of wildlife already under stress from the enormous amount of development. This further development could destroy that which is left and will unbalance even more what this environment requires to subsist. It is imperative that we pay more attention to the needs of the environment than that of development.
>
> As our representatives it's extremely important for you to pay close attention to our community's concerns and the ever diminishing environment that we are experiencing. Once done it cannot be

undone.

>

> Sincerely,

>

>

> 1107 Notley Road

> Silver Spring, MD 20904

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Tettelbaum, Emily

From: MCP-InfoCounter
Sent: Friday, June 20, 2025 12:36 PM
To: Tettelbaum, Emily
Subject: FW: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

-----Original Message-----

From: [REDACTED]
Sent: Friday, June 20, 2025 9:31 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Cc: councilmember.mink@montgomerycountymd.gov
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

Re: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

From: The [REDACTED] residing at 601 Orchard Way, Silver Spring, MD 20904 (one block north of Notley)
Donald Boerum Marilyn Boerum: formerly of 13825 Notley Road (original Swafford family) Laura Boerum

We are highly opposed to this proposition. As it is now, we are inundated with the Buddhist temple and their biannual national festivals which choke our side streets and block our exits. The noise level has been an offensive issue and the parking requires our conscientious neighbor to secure signs from the fire department to prohibit parking on both sides of our already narrow streets to enable emergency vehicles access. Further complicating the traffic problem are the two senior facilities on either side, which have already compounded congestion as traffic frequently makes U turns at the Orchard Way and Hobbs Drive entrances to double back into their entrances. As it stands now, it is nearly impossible to get in and out of our own side street and navigate the massive congestion at Notley Road backing up all the way to the intersection of New Hampshire Ave and Randolph Road. The left turn lane onto Randolph Road East at rush-hour is nearly impossible to navigate. This small community cannot tolerate another additional onslaught of housing units, not to mention 150 townhouses. It is unsustainable on every level.

Then there's the issue of noise and quality of life. The community was not built to sustain large populations as it is zoned for single-family houses and small farmettes.

Last but not least is the environmental impact this will have on the forest conservation zone. The fragile ecosystem of the Paint and Northwest Branches which surround this ill-advised proposal, are in a protected zone and are in increasing danger. This development would be a further and needless assault.

We are strongly opposed to changing the peaceful and desirable nature of this community into an already unnecessarily overburdened congested area.

Thank you,
[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#); notley.townhouses@gmail.com
Subject: Person of record supporting Notley townhomes
Date: Thursday, August 7, 2025 5:56:42 PM

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

Dear Mr. Leftwich and Ms. Lindsey: There appears to be a campaign on Nextdoor to drum up opposition to the Notley Road 150 Townhome development (COLESVILLE LMA H159). I write to let you know that I, as a Montgomery County resident, support building new homes and encourage you to expeditiously approve it. We can't let NIMBYs keep making development difficult and driving up housing costs for all. Thank you for all the work you do. Sincerely,

[REDACTED]
14408 Marine Dr, Silver Spring, MD 20905 (Stonegate neighborhood)

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: Opposition to LMA H159
Date: Wednesday, September 24, 2025 11:06:57 AM

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

Hello - I would like to express my opposition to the possible townhome development on Notley Road, LMA H159. The proposal as it is would add a significant amount of cars to an already congested area. The backup at Notley and New Hampshire is already painful, and even with a traffic light, it would be terrible to add another 300 cars.

I hope the county will consider leaving the current zoning for 18 single family homes as it is.

I do not live in the neighborhood, but I drive through it every day to take my son to his home daycare in the area. Getting through there during rush hour is difficult as it is, I cannot imagine how much worse it will get if this development is allowed to go through.

Thank you,

[REDACTED]
3108 Regina Dr
Silver Spring, MD 20906
[REDACTED]

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250680 notley road townhomes in Colesville
Date: Monday, July 14, 2025 10:05:56 AM
Attachments: [Outlook-nfpjlv1v.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Friday, July 11, 2025 8:23 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 notley road townhomes in Colesville

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

Dear Sir or Madam,

As a resident of the New Hampshire & Notley Road neighborhood, I write opposing the 150 townhome development being foisted on our neighborhood.

This project is far beyond the scale of the neighborhood. The area is very congested, and the intersection is already quite dangerous.

How is this development part of the master plan for our region? Schools are overcrowded, traffic is worse every month.

As a long-term resident, I ask: in whose interest is this project being proposed? Certainly not the citizens who live here.

Please put a stop to this atrocious monstrosity.

Sincerely, [REDACTED], 221 Amberleigh Drive, Silver Spring Md 20905

From: [Garcia, Kayla](#)
To: [Tettelbaum, Emily](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Tuesday, June 17, 2025 2:47:29 PM
Attachments: [Outlook-0obnxzp.png](#)

Here is the second one for the LMA / PFCP.



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, June 17, 2025 11:41 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Cc: [REDACTED]
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

To whom it may concern:

My name is [REDACTED] and we live at 225 Amberleigh Drive, approximately one mile from the proposed development at the corner of Notley Rd and NH avenue.

We adamantly oppose the proposed plan to add 150 condos in the area. This would cause excessive traffic, intense overcrowding, and a huge negative impact to our elementary school, Westover, where our daughter attends and class sizes are already out of hand.

Sincerely,
[REDACTED]

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250680 Notley Rd townhouses in Colesville
Date: Wednesday, July 9, 2025 11:32:07 AM
Attachments: [Outlook-55supgbp.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 8, 2025 9:17 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd townhouses in Colesville

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

Moco Park & Planning,

I am very opposed to the change of zoning of 9 acres of land at the corner of Notley rd & New Hampshire Ave in order to build 150 townhouses. I live in this neighborhood and the traffic is already very congested in the morning trying to get out to New Hampshire. This will definitely increase it!

[REDACTED]
13512 Montvale Drive

From: [REDACTED]
To: [MCP-InfoCounter](#); [Leftwich, Troy](#)
Cc: councilmember.mink@montgomerycountymd.gov
Subject: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville
Date: Monday, July 14, 2025 4:36:10 PM

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

We are contacting the Planning Board to express our concern about and opposition to the zoning request for the proposed townhouse development project in the subject line. There are 2 principal reasons for our opposition:

(1) The volume of traffic on Notley Road and adjacent streets will increase significantly, with corresponding heightened risk to public safety.

Traffic on Notley and its adjacent streets is already heavy and in some places dangerous. There are intersections where there is a limited line-of-sight (e.g., at the intersection of Vierling Drive and Notley, a hill obscures traffic coming on Notley from the north); because Notley has become a major cut-through route between New Hampshire Ave. and Bonifant Rd., the volume and speed (usually well above the posted 30 mph) of traffic on the road is a serious risk to public safety. (It's also the case that streets off of Notley are increasingly used as cut-through routes to Randolph Rd.)

There is significant congestion at the intersection of Notley Rd. and New Hampshire Ave. Especially during rush hours, it is difficult to turn from Notley onto New Hampshire. This results in backups on Notley now; it would be nightmarish if another 150 housing units are built within a few hundred feet of that intersection. It is also the case that this kind of congestion causes frustration and may lead to hasty decisions by drivers that endanger their lives and those of others.

Many drivers ignore the stop sign at Sherwood Forest and Notley. We have seen cars, driving well above the speed limit, barrel through that intersection without pausing. Ignoring stop signs in this neighborhood has become the rule, and apparently is of little concern to the county police or the streets and highway department (when it comes to installing traffic calming measures); this scofflaw behavior will worsen if the subject project is approved and allowed to proceed.

(2) The quality of this neighborhood will change permanently and for the worse—increased noise, more paved surfaces with increased runoff (Notley runs downhill from the proposed development, and the runoff from storms will increase), higher demand for public services that already are constrained, elimination of green space, and, no doubt, other unintended ill effects.

We urge the Planning Board to reject this ill-considered zoning request. The proposed development will undoubtedly benefit the developers, but it will wreak havoc on an established and successful community.

Thank you for the opportunity to express our opposition to this zoning request.

Respectfully,

[REDACTED]

205 Vierling Drive
Silver Spring, MD 20904

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Road Townhouses in Cilesville
Date: Tuesday, July 8, 2025 7:58:53 AM
Attachments: [Outlook-m5svcfzz.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Monday, July 7, 2025 4:46 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Road Townhouses in Cilesville

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

I oppose this project as it will just increase the following issues:

- *Traffic is already a nightmare/unsafe with the flow from 200 Ashton/White Oak exit
- *Overcrowding at Westover Elementary School
- *No existing infrastructure/room to accommodate the needs that will come about from such a dense project.

From: [REDACTED]
To: [MCP-InfoCounter](#)
Cc: [Leftwich, Troy](#)
Subject: Opposition to F 20250680 Notley Rd Townhouses in Colesville
Date: Monday, July 14, 2025 12:55:03 PM
Attachments: [image001.png](#)

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

I am against this development.

[REDACTED]
MJ Burg Associates, Inc.

Cell (301) 706-2606

Desk (301) 534-3025

www.mjburg.com



From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: LMA H159 - Notley Townhouses
Date: Wednesday, August 13, 2025 3:02:52 PM

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

Dear Mr. Leftwich,

As a 33+ year resident of the Stonegate community, I am writing to express my grave concerns about, and disapproval, of the proposed townhouse development along Notley Road.

This is an attempt to IGNORE the Master Plan and allow very dense developments on any 2 lane residential road--this Application doesn't fall under Thrive or the Missing Middle. The land-- which fronts and exits only from Notley Rd--a 2 lane road --is 9 acres zoned for 18 single family homes on 1/2 acre and at a height of 40ft max. The developer is requesting 150 townhomes at a height of 60 ft. The plans call for visitor parking for approximately 20 cars. There are no sidewalks on Notley Rd and no additional places to park. There is no room for storm water pond, only a "rain garden"--the homes neighboring this site and backing to the senior apartments on New Hampshire Ave are already experiencing flooding from runoff. Most of us have chosen our homes after assessing and trusting the Master Plan--and this application throws away the Master Plan--Colesville is rural/a "village" and this density and proposed project is not in keeping with the character of the community. Colesville is a community where you can buy homes in the \$400-500K range already--it covers bases for more affordable housing. And my guess is the developer will be charging much more for townhomes of this scale. The egress from this property is on Notley Rd--300+ cars spilling into Notley Rd on to New Hampshire, Bonifant & cut through to Sherwood Forest Drive would create major issues for the entire Colesville, Stonegate, Cloverly and all points north of Colesville during and beyond rush hour which is already clogged. Our infrastructure for parking at the Colesville Center, Post office, banks and other businesses is unable to absorb this additional density. While the developer may try to throw money to the environmental issues, engineer their way out of it and at the crowding to come to the local schools--there is no way around what the traffic and change in the character a very tight/no greenspace project like this would bring to this quiet, nature-centered community.

Thank you for considering our opposition to this development,

[REDACTED]
14620 Stonewall Drive
Silver Spring, MD 20905
shburger@comcast.net

Attachment C

From: [Tettelbaum, Emily](#)
To: [Leftwich, Troy](#)
Subject: FW: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, July 7, 2025 3:54:07 PM
Attachments: [Outlook-yc3yizx2.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



Emily Tettelbaum

Planner III, Midcounty Planning Division
Montgomery County Planning Department
2425 Reddie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569



From: Garcia, Kayla <Kayla.Garcia@montgomeryplanning.org>
Sent: Thursday, June 26, 2025 8:15 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville



Kayla Garcia

Planning Technician III

Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Wednesday, June 25, 2025 5:29 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

Dear Planning Board,

I am a 33+ year resident of the Stonegate community, and I ask that you consider my opposition to the proposed Notley Road/New Hampshire Avenue 150 Townhouse Development under consideration.

Notley Road is a narrow 2-way road, highly trafficked already. I understand the plan for the townhouse development includes 2 entrances from Notley Road, and none from New Hampshire Avenue. Having the volume of cars that 150 households will entail going in and out of the development onto Notley road will cause a nightmare of traffic. The left turn lane from northbound New Hampshire Avenue can already pose great problems, and any proposed development would only increase the problems turning left onto Notley Road. Should cars be coming eastbound on Notley Road and wanting to turn left into the development, eastbound traffic would at times be at a standstill waiting for car(s) to turn left.

In addition to the traffic nightmare, introducing the level of population density of 15 households is in opposition to what is in the master plan. Overcrowding at already at-capacity schools will be exacerbated; There would also be an environmental impact (noise, air pollution). This project will greatly impact the character of the area.

Thank you for your consideration.

[REDACTED]
14620 Stonewall Drive
Silver Spring, MD 20905
[REDACTED]

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250680 Notley Road Townhouses in Colesville
Date: Monday, July 14, 2025 10:06:42 AM
Attachments: [Outlook-dmj05vbs.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Sunday, July 13, 2025 10:31 AM
To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>; MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Road Townhouses in Colesville

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

I am in opposition to the above referenced proposed development for the following reasons:

- This is simply too much concentration of housing in already congested area
- The proposed project should be spread evenly across the county
- If it is not already, any proposed development should be for affordable and/or moderately priced dwelling units

Thank you,

[REDACTED]
Colesville Resident

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: LMA H159 Comments
Date: Tuesday, September 2, 2025 6:15:55 PM

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

There is little to believe Montgomery County will follow through to support this development. If allowed to proceed the neighborhood will suffer because Notley Rd. cannot support the traffic. There are no sidewalks for human beings. Many who live here have felt regret for the rare person who walks along Notley. Where in planning is there room for sidewalks or even additional lanes?

Montgomery County has neglected our street. Only when I complained of sink holes in the street above the drainage pipe that crosses beneath the street did the County even show up, then dug up the street and have yet to return to pave. Our street is only 14 feet wide, nearly 2/3 the County standard width of 20 feet. Cars cannot pass one another without driving on the verge damaging lawns.

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Thursday, July 17, 2025 11:08:53 AM
Attachments: [Outlook-g1bbdsit.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Thursday, July 17, 2025 2:47 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

Hello!

My name is [REDACTED] and I live at 14011 Overton Lane. I attended a meeting with community members and developers who plan to build 150 townhomes along Notley Road and New Hampshire Ave. Not only is this seemingly insane, it's wholly unnecessary and I absolutely oppose the county allowing the developers to rezone this land and build these 150 townhomes.

I grew up at my current address and still live there. As a child, I stood at Overton and Notley for my school bus stop. I remember the wrecks that eventually made the county remove the traffic circles and put in speed bumps. I remember using my cell phone camera with its flash on in the morning to make speeding drivers slow down as they whizzed by our bus stop. Drivers in this area have only gotten more reckless, and Notley has only gotten more traffic. It's already unsafe to walk along it, and this development will only make it worse. At certain times of the day, you can't even turn left onto New Hampshire because of the traffic, and we're going to allow up to 450 more cars to permanently live on this road? The developer's reassurances about traffic were laughable, and allowing them to rezone this area and build this development would be nothing more than the county trading public safety for profit.

Aside from traffic issues, I have environmental concerns: pollution, noise/light affecting wildlife. It's obvious without going into detail: more housing/construction = more pollution, noise, and light. We should be more concerned about further impacting the forest, wildlife, and contributing to climate change. The developer outright said that drainage would be an issue and they'd have to create things like rain gardens to engineer proper storm drainage. That seems like a terrible idea, and neighbors already shared how the retirement estates have caused their yards to flood because they've messed up the environment.

Many of the animals I looked for/played with as a child have much smaller populations now. It saddens me to not see as much wildlife anymore, and the ICC and developments like the retirement homes have most definitely contributed to this decline in wildlife. If this area is truly abandoned and "needs development," then maybe it should be reforested or made into a park instead of destroying the environment further and building too many houses on top of it. Let's put the county's money where its mouth is, when it spouts its spiel about climate change, hm?

I'm also concerned about overcrowding in schools and other places that don't have large enough parking lots (Colesville Shopping Center and other shopping centers in the area). The developers obviously haven't done enough research, and seem content in not doing more in order to ensure this development doesn't negatively impact the community and environment.

Quite frankly, the developer's attitude, claims, and lack of research are insulting. They practically claimed they were the ones making the red light at Notley and New Hampshire happen, which we absolutely called out as bullshit, and rightly so, because that light's been talked about for years. They kept harping on about the \$750k they needed to invest back into the community, and we all know that will do absolutely nothing, at least nothing big. Seven hundred fifty thousand in this economy? Maybe they can plant some trees. They can keep their \$750k and fuck off. If the county supports and abets this development, I can promise you, you'll have more headaches and pressure that you could ever hope to avoid because this community does not play: they get things done and do not hold back at all.

Best Regards,

[REDACTED]

Arabic to English Translator, Editor, and Desktop Publisher

www.arabizitranslations.com

[REDACTED]

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Wednesday, July 16, 2025 8:47:57 AM
Attachments: [Outlook-iohwaa5y.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Tuesday, July 15, 2025 6:33 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

Dear Montgomery County Planning Board,

My name is [REDACTED] and I am the resident at 1115 Crowfoot Ln, Silver Spring, MD 20904. I writing in opposition of the Notley Rd townhouses development due to the increase in traffic this will cause in this area.

Thank you,

[REDACTED]

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [John Chin](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Wednesday, July 9, 2025 3:50:12 PM

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

[Yahoo Mail: Search, Organize, Conquer](#)

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

From: [REDACTED]
To: "mcp-infocounter@mncppc-mc.org" <mcp-infocounter@mncppc-mc.org>
Cc: [REDACTED]
Sent: Wed, Jul 9, 2025 at 9:01 AM
Subject: RE: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Dear Planning Board members:

My name is [REDACTED] and I reside at 13929 Pleasant Grove CT., Colesville, MD. 20904. I am writing to you to voice my opposition to this development within my neighborhood. I live very close to this proposed project (within a half mile) and I believe that it would be extremely detrimental to the surrounding area for the following reasons:

1. **TRAFFIC.** It's already very congested at Notley Rd and New Hampshire Ave. Making a left turn onto New Hampshire Ave is very difficult already without the introduction of 150 more townhomes at that location.
2. **WATER RUNOFF.** I am worried about the increased water RUNOFF onto the local roads and neighborhoods, as well as the local creeks and streams. I have dealt with this issue personally when they built the Silver Spring Medical Center on New Hampshire Ave (It was called something else originally). They put an underground drainage pipe adjacent to my property, but it still dumps out above ground and onto the street
3. **DENSITY.** Project is too dense for the neighborhood. Where stands 3 homes and building 150 new dwellings is too dense, and not keeping with the master plan.
4. **SCHOOLS.** Local schools will be affected causing overcrowding.
5. **ENVIRONMENTAL.** Besides the increased water runoff issue already discussed, local wildlife will be affected. There will be increased noise levels because of the increased population as well as the removal of natural habitat that creates a buffer zone for noise in my neighborhood.
6. **AESTHETICS.** This proposal does not keep the current milieu in mind. Single family

home/.5 acre to 150 townhomes as well as a 30 ft height max changes the entire landscape of the area.

Thanks in advance for the Board's consideration of my objections to this proposed project.

Respectfully:



[Yahoo Mail: Search, Organize, Conquer](#)

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Road townhouses in Colesville
Date: Tuesday, July 8, 2025 7:58:15 AM
Attachments: [Outlook-adodyxhp.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Monday, July 7, 2025 9:49 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Road townhouses in Colesville

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

To Whom It May Concern,

My name is [REDACTED], and I reside at 13464 Bregman Road, Silver Spring, MD 20904. I am writing to express my strong opposition to F 20250680 Notley Road townhouses in Coleville.

I am opposed to this zoning change for several reasons:

* **Traffic Congestion and Safety:** This project will significantly increase traffic congestion and the likelihood of motor vehicle incidents in an area already identified as having a high motor crash rate, according to [Montgomery Planning's Montgomery County Interactive Crash Map](#).

* **Overburdened Public Schools:** The additional residents from this development will further strain Westover Elementary School, which is already an overachieving school operating with insufficient funding.

* **Public Transit and Infrastructure Strain:** The zoning change, combined with the elimination of the Z2 bus line due to WMATA's Better Bus Network initiatives in June 2025, will exacerbate the stress and wear on our local public infrastructure.

* **Environmental Impact:** This development will likely have a negative impact on our local environment and wildlife due to reduced green space, increased noise pollution, and a higher incidence of roadkills resulting from increased traffic.

* **Property Values and Taxes:** I anticipate that this zoning change will negatively affect property values and taxes in the surrounding area.

Thank you for considering my concerns. I hope the planning board and the County Council will make the right decision to REJECT F 20250680 Notley Road townhouses in Coleville.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

From: [Hondowicz, David](#)
To: [REDACTED]
Cc: [Office of Zoning and Administrative Hearings](#); [Leftwich, Troy](#); [Sanders, Carrie](#); [Ndou, Livhu](#)
Subject: RE: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville
Date: Tuesday, July 15, 2025 10:57:57 AM

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

Good morning:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based “on the record” that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember’s personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

I’ve copied OZAH here and you may also email them directly at ozah@montgomerycountymd.gov

Additional information about contacting OZAH is available on this part of their website:

<https://www.montgomerycountymd.gov/OZAH/ContactUs.html>

Additional background about the process regarding LMAs are also available via this notice on their website:

<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/RevisedLocalMapAmendmentFinal.pdf>

Their overall website, with lots of information about LMAs (and other matters they handle) is accessible here: <https://www.montgomerycountymd.gov/OZAH/index.html>

Hope this helps. I recognize that this is complicated and somewhat confusing without prior experience and regret that I can’t legally “get into the weeds” about this type of matter.

DAVID HONDOWICZ (HE/HIM/HIS)

SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES

OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK

MONTGOMERY COUNTY - DISTRICT 5

OFFICE PHONE (240) 777-7955

DIRECT PHONE (240) 777-7947

CELL PHONE (301) 785-3466

From: [REDACTED]

Sent: Monday, July 14, 2025 11:16 PM

To: mcp-infocounter@mncppc-mc.org; Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>; Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Subject: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville

[EXTERNAL EMAIL]

Hello,

I am writing to you in response and opposition to the proposal for a 150 townhouse development to be built at the corner of Notley Rd. and New Hampshire Ave. in Colesville (F 20250680).

After learning of and reading about the development plans, many neighbors and I have serious concerns about the negative impact that this proposed development would bring to our community. Most notably, the major increase in population density and traffic congestion that would result in severe overcrowding at the entrance to the neighborhood and surrounding areas.

Over the last several years, the traffic volume at the intersection of Notley Rd. and New Hampshire Ave. has become increasingly worse, and more dangerous, due to the ongoing population growth in this area of Eastern Montgomery County, coupled with the ICC exit being less than a mile away, making Notley Rd. a preferred cut through for many drivers.

Beyond the traffic and population density issues that this proposed townhouse development would bring to the community, there are also several other problems that would plague the surrounding area if this development moves forward, including:

- Environmental impacts and the destruction of natural habitats/biodiversity due to the removal of several mature trees and landscape modification that would result in increased stormwater runoff and urban flooding from the creek running across Notley Rd.
- Overcrowding at local schools like Westover Elementary which has no additional space to support an overflow of students
- Strained public services and more limited resources for existing residents of the community due to overcrowding
- And an overall out-of-character development that would clash with the existing look and feel of the neighborhood and homes within Sherwood Forest

I know I speak for nearly all residents of the Sherwood Forest community in saying that this proposed townhome development is not wanted, nor is it a viable option for all of the reasons stated above. It feels like this plan is being forced onto the people who live here with little-to-no community input or involvement considered. Our roads,

Attachment C

schools, environment, and existing infrastructure can't keep up with this level of development and population density in this area. Therefore, I respectfully ask that you consider my plea, and the plea from all my fellow neighbors, to stop this proposed townhome development and the negative impact that it will have on our beloved community.

Thank you,


13601 Stoner Dr.
Colesville, MD 20904



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

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: LMA H159 - Opposition to the proposed townhomes on Notley
Date: Wednesday, August 27, 2025 9:15:56 PM

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

Good evening

My name is [REDACTED] and I am a Colesville resident and I deeply oppose the proposed construction of townhomes on Notley.

There are many issues with this proposal, specifically the most important issues for us current residents is the traffic, tossing out the Master Plan which was crucial in making your home purchase and a development density that is not compatible with the community--runoff, overcrowded schools & other environmental concerns that can not be solved by the developer throwing cash at it.

Please do not approve this proposal, we as residents have a voice and we have spoken in very large numbers.

My contact information is [REDACTED], 513 Whitingham Dr, Silver Spring, MD 20904 and my phone number is [REDACTED].

Respectfully,
[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Lettwich, Troy; notley.townhouses@gmail.com](mailto:lettwich_troy@notley.townhouses@gmail.com)
Subject: Opposition to LMA H159 - Colesville Rezoning Plan
Date: Tuesday, September 16, 2025 9:42:02 AM

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

Mr. Lettwich:

Thank you for your presentation at Westover Elementary School on how the development projects process take place. This email is intended to express my opposition to LMA H159— the request to rezone land in Colesville at the intersection of Notley Road and New Hampshire Avenue to permit construction of 150 townhouses.

Rezoning this land will result in a development plan that does **not** substantially conform with the County's Master Plan for Colesville.

The rezoning will **not** be compatible with existing and approved adjacent development.

The rezoning will **adversely** affect the character of Colesville since the surrounding neighborhood is zoned as Residential Detached.

Permitting construction of 60-foot-high townhouses across the street from the Glenmont Metro station makes sense. What does not make sense is permitting the construction of 150 60-foot-high townhouses on eight acres that are surrounded by one- or two-level homes on half acre or larger lots.

Permitting a large development that will have access and egress on a two-lane road in an already congested area is an additional issue that I am happy to discuss separately.

[REDACTED]
41 Shaw Avenue
Silver Spring, MD 20904

[REDACTED]
13921 Mills Ave
Silver Spring, Maryland 20904

Subject: Opposition to F 20250680 – Proposed Townhouses on Notley Road, Colesville

To Whom It May Concern,

I am writing to formally express my strong opposition to the proposed development under Plan Number F20250680, which seeks to construct up to 150 townhouses at 13715 Notley Road, Silver Spring, MD 20904.

As a concerned resident of the Colesville community, I believe this proposal would have a profoundly negative impact on our neighborhood for the following reasons:

1. Excessive Density & Zoning Change Concerns:

The proposal seeks to rezone the property from R-200 to CRNF with R-1.0, which would allow a dramatic increase in housing density—up to 16 units per acre—on a parcel currently occupied by just four single-family homes. The proposed height increase to 60 feet is also significantly out of scale with existing buildings in the area, disrupting the established residential character of the neighborhood.

2. Traffic Congestion & Safety Issues:

This section of Notley Road is already heavily traveled and functions as a major cut-through between New Hampshire Avenue and Bonifant Road. The addition of 150 homes, with only one access point via Notley Road, will create a substantial increase in vehicular traffic, heightening congestion and raising serious safety concerns for pedestrians, cyclists, school buses, and local residents. Notley Road already handles through-traffic from nearby developments, including the Three Meadows community, Drumeldra Hills, and Sherwood Forest, totaling more than 500 existing homes that rely on this road daily. Montgomery County data estimates that close to 5,000 vehicles already use Notley Road per day, even before accounting for potential development impacts.

3. Environmental & Stormwater Impact:

The development would require the removal of numerous mature trees within Sherwood Forest, replacing them with roads, driveways, and dense housing. Without meaningful stormwater mitigation, this could worsen urban flooding by increasing runoff into the creek along Notley Road and degrading local ecosystems.

4. Strain on Schools & Public Services:

The influx of new families will put additional pressure on local public schools and community services, which are already operating near or at capacity. The county has not adequately addressed how these needs will be met or mitigated.

This proposal is incompatible with the Colesville Master Plan and threatens to irreversibly alter the character, livability, and environmental balance of our community. I urge the Planning Board and Montgomery County officials to reject this development application and prioritize the long-term well-being of the neighborhood and its residents.

Sincerely,
[REDACTED]

From: [ANNE CRISTALDI](#)
To: [Leftwich, Troy](#)
Subject: Notley Rd
Date: Friday, July 25, 2025 10:20:59 AM
Attachments: [image001.png](#)
[image003.png](#)

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

Dear Mr. Leftwich,

I had some questions about the request for a change in zoning for the Notley Rd development. I see where the developer would like to modify the current zoning of single family homes, 7 in total to up to 150 town homes. My question is how high will they be permitted to construct? Will there only be access from Notley Rd? how many retail and other commercial space will it have?

All The Best,



Certified Residential Specialist . E-Pro
Long & Foster REALTOR® . MD & DC

301.854.9555

[Google](#) | [Yelp](#) | [Facebook](#) | [IG](#)
[LinkedIn](#) | [Youtube](#) | [Webite](#)

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From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#); notley.townhouses@gmail.com; [MCP-InfoCounter](#)
Subject: Opposition to 150 townhouse development at Notley & NH Ave
Date: Wednesday, August 13, 2025 9:12:01 AM

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

To whom this may concern,

I am strongly opposed to the proposed townhouse development on Notley & NH Ave. I have reviewed the plan and agree with the Board that this development strongly goes against the Master Plan, which requires projects to consider the character of the neighborhood. Colesville was designed to offer a more rural feel, with a focus on single-family residential homes and townhouses that are **spread throughout**. In this case, the developer is proposing to maximize profits and squeeze as many homes in a small area as possible. This proposed development will disrupt our neighborhood in so many ways.

First, there will be a significant increase in traffic. We have estimated 300+ additional cars on the roads. Notley Rd. is a narrow road that gets backed up during rush hour. New Hampshire also experiences bottlenecks and significant traffic at the 4-way light, weekdays and weekends alike. The entrance on Notley Rd. will create so much more congestion. I live in Sherwood Forest, off of Sherwood Forest Dr., and people already use this road as a thru-way and speed through to get to Randolph/Westover Elementary despite the speed bumps. Adding a highly dense residential development will only aggravate this problem and make it even more unsafe for families and children. The area is **not** designed to support a large-scale residential development.

This development is also in direct opposition to the master plan. As mentioned above, one of the most special things about Colesville is the focus on nature, wildlife, and open spaces. This high-density development **does not align** with the goals of Colesville's master plan. It will involve cutting down old growth trees and sandwiching in 150 homes, private streets, and parking areas. It will lead to more impervious surfaces with **no additional conserved land. It is designed to profit real estate developers and harm surrounding residents who value their rural-feel community**. Other townhouse communities are tucked away and located directly onto major roads that do not experience the same congestion as this part of New Hampshire. At the maximum, a mixed use development would be more suited to this area, providing residents with more restaurants and shops, and some additional housing options.

Finally, the impact of this development on our local schools is **not stressed enough**. Westover already utilizes trailers to accommodate overcrowding, and adding **150 homes in the school district** will undoubtedly cause more overcrowding. And, as mentioned above, because many people already use Sherwood Forest Dr. as a cut-

through to our neighborhood's school, it will become **more unsafe** as people rush through and **disregard speed limits and speed bumps**. Sherwood Forest Dr. and Locksley Rd. are not designed to be used as a busy thru-way street. Adding additional students in this area will clog up our local roads in Sherwood Forest and create more danger for children and pets.



110 Lillian Ln, Silver Spring, MD 20904

Attachment C

From: [MCP-InfoCounter](#)
To: [Leftwich, Troy](#)
Subject: FW: OPPOSITION to F 20250680 Notley RD
Date: Monday, August 11, 2025 8:42:46 AM

From: [REDACTED]
Sent: Friday, August 8, 2025 9:11 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley RD

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

To Whom It May Concern:

My name is [REDACTED] and I live at 14013 Notley Rd, Silver Spring, MD 20904. I am opposed to the building of 150 townhouses at Notley Road & New Hampshire Ave for the following reasons: major traffic impact, noise and environmental impact and overcrowding schools.

Since the building of the ICC traffic on Notley Road has increased exponentially. Currently it takes approximately 5 minutes for me to get out of my driveway any time of the day. This time increases at rush hour.

When I need to make a right turn from Notley onto New Hampshire there is often a back up of cars 8-10 deep. This coupled with the increased traffic both going north and south on New Hampshire results in significant traffic backups and delays.

I am a member of Transfiguration Church 13925 New Hampshire Avenue and use Notley to make a left onto New Hampshire Ave. This normal 2 - 3 minute trip now takes an

average of 10 - 12 minutes.

The average home has 2 cars, multiplied by 150 townhouses increases traffic on Notley by approximately 300 cars. Because of the location of the Townhouse residents will be making left and right turns onto Notley and left and right turns onto New Hampshire very close together creating traffic havoc.

Also onto Bonifant. Traffic making the left or right on Bonifant currently backs up almost to Northwyn. Experience has taught me that approximately 5 cars can make the left light if no one is making a right on Bonifant. This will create an even greater bottleneck of cars than currently exists.

Safety. How safe will I be when cars are speeding at 50+ miles per hour on hilly Notley Road. Again it would be almost impossible to get out of my driveway safely.

Before any approvals are given please ensure that a traffic impact study is done both for Notley Road, for New Hampshire Avenue and for Bonifant. it will prove that Notley is currently, a high traffic, over-used thorofare. There are no pedestrian walks. Pedestrians risk their lives everyday, if you add frustrated and angry drivers the result will be more traffic accidents and more pedestrians

injured.

Overcrowding of Schools: Currently Westover Elementary is above capacity. Townhouses are generally first time home buyers bringing young families and young children. Are any accommodations being made to increase staff, classroom and common space? Westover already houses a number of classes in temporary facilities which is unacceptable. Will the developers be contributing to Building extension and increased staff?

Has any impact studies been done on the impact to the wildlife, including deer, squirrels, foxes, and birds. The planned lots have been home to much wildlife over the years. Are any provisions being made for these birds and animals. How will the deer cross over if there is no break in traffic?

Will the developers be contributing to additional road expansion and increase cost of maintenance resulting from excessively increased traffic?

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: We Oppose F 20250680 Notley Road Townhouses in Colesville
Date: Wednesday, July 9, 2025 11:33:46 AM
Attachments: [Outlook-13aeohrl.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 8, 2025 4:52 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: We Oppose F 20250680 Notley Road Townhouses in Colesville

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

Dear Park & Planning,

Our family has lived in Colesville for nearly 30 years. We live at 13420 Montvale Dr, Silver Spring, MD 20904. The 150 proposed townhouse development will be a stone's throw from our single family home.

A re-zoning to townhomes will create excessive traffic along a corridor that has witnessed an explosion of traffic. The development will put stress not only on our roads but also on our schools and environment.

Please do not allow the re-zoning to unfold.

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Leftwich, Troy; notely.townhouses@gmail.com](mailto:Leftwich,Troy;notely.townhouses@gmail.com)
Subject: LMA H159
Date: Monday, August 25, 2025 10:11:51 AM

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

Hi

My name is [REDACTED].

I proudly live at 13909 Overton Lane, Silver Spring, MD 20904.

My phone numbers are 202 270 7829 cell and 301 879 0150 home.

I have been living here for over 14 years. My family love this area and neighborhood.

I also work in the area. I plan to live here for the rest of my life.

With that said, I am totally against LMA H159. I just made a donation and will be doing it again.

This will be horrible for this area and neighborhood for several reasons.

The noise pollution will increase. We already have a problem with the ICC and loud exhaust systems from vehicles.

The traffic. There is no traffic light for Notley and New Hampshire. There have already been terrible accidents due to this. The ICC also causes a heavy increase in traffic.

The wild life. The people who live here have enjoy the multiple species who also make this there home.

Birds and small mammals depend on the trees and streams.

The danger of being able to walk. There are no sidewalks for the majority of Notley Street.

I could mention so many reason why this is bad for the community. However, I will keep this short.

Please don't let an outside investor over populate our beautiful area.

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: LMA H159 Comments
Date: Monday, September 1, 2025 5:00:58 PM

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

Hello Notley Road Townhomes Team,

I would like to vote (No) to the building of 18 Single Family Homes and 150 Townhomes on Notley Road that's currently being under review for construction.

Please reconsider the building of these homes and help us keep our neighborhood free of more congestion that will add to Notley road as well as all of the surrounding streets due to heavy traffic.

Sincerely,

[REDACTED]

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250680 Notley Road townhouses in Colesville
Date: Monday, July 14, 2025 10:06:23 AM
Attachments: [Outlook-4zuooapc.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Sunday, July 13, 2025 8:29 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Road townhouses in Colesville

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

Sir, Madam

I am strongly opposed to changing the zoning at the corner of Notley Rd and New Hampshire Ave. in Colesville. I live off of Notley Rd, about a mile from the intersection of Notley and New Hampshire Ave, have lived there for many years and use Notley Road frequently every day. Notley Road is a narrow, busy roadway that serves as a major conduit for a substantial volume of traffic moving between Bonifant Rd and New Hampshire Ave. The introduction of substantial additional traffic, that would result with the building of the proposed townhouse development, would overwhelm the current road. This would be particularly problematic at the Notley Rd and New Hampshire Ave. intersection, which is already a severely clogged intersection, particularly during extended rush hours.

In addition, construction of 150 townhouses at that location would be completely out of character with the surrounding area. The increased housing and population density would have profound impacts on traffic, the environment and the use of services, such as schools.

I urge you to deny this zoning request!

Thank you!

[REDACTED]
14007 Northwyn Dr
Colesville, MD 20904

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: Proposed Townhouse Development at Notley Road and New Hampshire Ave. F20250680
Date: Friday, August 8, 2025 3:18:56 PM

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

Dear Mr. Leftwich

I am a retired Attorney who lives in the Three Meadows neighborhood, close to the Giant and Safeway stores which I use frequently near the proposed townhouse development noted above, so I am very familiar with that site. I would like to state why I believe this proposed project is highly dangerous to public safety.

1) When you return from the Giant store from New Hampshire Ave to turn left on to Notley Road you have to wait until traffic on New Hampshire is gone to avoid collision with traffic coming down New Hampshire Ave. There is no traffic light controlling that intersection. Similarly, if you're returning from the Safeway you have to slow or sometimes stop the traffic on New Hampshire to make that right turn. It's already potentially hazardous if try to do either one quickly.

One does not need an expert witness to realize the obvious: Adding 150, or 100. or 50 or even three townhouses with their vehicles to that immediate area will inevitably create traffic jams there or the potential for constant accidents.

This problem exists even without references to regulations governing the amount of acreage needed for even a single townhouse.

On this basis alone I urge you to deny the proposed townhouse development.

(just a note; I am not representing any client in this matter; It is my own concern).

[REDACTED], 14019 Northwyn Drive, Silver Spring, Md. 20904
[REDACTED]

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: notley.townhouses@gmail.com; [MCP-InfoCounter](#); [Evan Glass](#); [Mink, Kristin](#); [REDACTED]
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, July 28, 2025 3:17:28 PM

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

Thank you Tony.....

This proposed development will totally CRUSH the long-standing Colesville community for so many reasons...

We also wanted to share a couple of concerns we haven't seen brought up.....

- The proposed development would likely require a traffic light at Notley. That would bring the total to four lights within less than half a mile. Research suggests this could actually *worsen* traffic flow and increase both vehicle and pedestrian accidents. Is there anywhere else with that many traffic lights on a major road in the county? Or the State of Maryland for heaven's sake.....

- Additionally, Westover Elementary School is already operating over capacity. Has the developer addressed how they plan to accommodate the increased demand for school infrastructure that would come with proposed higher density?

Just a few observations we thought worth mentioning.

Thank you for your considerations.

Much Appreciated!!

[REDACTED]

[REDACTED]

RAD Strategic Partners

13403 Clifton Road | Silver Spring, MD 20904 USA

[REDACTED]

Wandering About: Washington DC | Daytona Beach, FL | Cabo San Lucas, BCS, Mexico

Слава Україні! Героям слава!

Slava Ukraini! Heroyam Slava!

Glory to Ukraine! Glory to the Heroes!

[#standwithukraine](#)

From: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>
Sent: Monday, July 28, 2025 12:10 PM
To: [REDACTED]
Cc: notley.townhouses@gmail.com
Subject: RE: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H19 & F20250680

Thank you for your email.

If your original message included your name and address, you are already considered a "party of record." Nevertheless, we understand your desire to confirm, and Planning Staff can confirm that you are listed as a party of record for LMA H19 & F20250680.

Please feel free to reach out if you have any further questions.

Troy Leftwich

Planner III
East County Planning Division
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
troy.leftwich@montgomeryplanning.org
o: 301.495.4553

From: [REDACTED]
Sent: Friday, July 25, 2025 5:08 PM
To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>
Cc: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>; notley.townhouses@gmail.com; Ron Dobransky <RonDobransky@radstrategic.com>
Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H19 & F20250680

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

Hello,

Please include me as a PARTY OF RECORD for Colesville **LMA H19 & F20250680**

Thank you,

[REDACTED]

[REDACTED]

13403 Clifton Road | Silver Spring, MD 20904 USA

[REDACTED]

Слава Україні! Героям слава!

Slava Ukraini! Heroyam Slava!

Glory to Ukraine! Glory to the Heroes!

[#standwithukraine](#)

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION TO F 20250680
Date: Monday, July 14, 2025 10:07:37 AM
Attachments: [Outlook-d05vnryn.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Friday, July 11, 2025 12:50 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION TO F 20250680

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

To whom it may concern,

I am a concerned resident of the Westover neighborhood emailing regarding the proposed development at the Notley and New Hampshire intersection (20250680). I have several concerns to the proposed development, the biggest being increased traffic and dangerous collisions at the intersection.

I have two small children that attend daycare in which I drop off and pick up every morning. During morning rush hour it already takes me sometimes 10 minutes just to merge onto New Hampshire from Notley Road. Adding an additional 150 homes, potentially around 300+ more people, would significantly increase congestion at this intersection, dramatically increasing the commute. This intersection is already dangerous and almost every morning I witness drivers illegally get into the left turning lane to proceed to the intersection and turn right onto New Hampshire Ave from the left lane to avoid the long wait.

During the evening commute, similarly, it takes sometimes at least 10 minutes to turn onto Notley from New Hampshire because of the volume of cars waiting to enter the neighborhood. Many times drivers continue straight on New Hampshire to the next turning opportunity to perform a U turn on New Hampshire to then turn right onto Notley so they can skip the long wait.

The traffic at this intersection is already too congested and adding an entire development where the entrance and exit is on Notley is not feasible. Adding this development would significantly increase commute time for Westover neighborhood residents and would increase dangerous traffic violations likely to result in serious collisions.

I am extremely concerned about the congestion and safety of Westover residents with the proposed development. Subdividing the lot into single family stand-alone homes, adding 15-20 houses for example, is a feasible and manageable option for this space, not 150 homes.

Keep our neighborhood and the community safe by significantly decreasing the number of homes developed on the lot.

A concerned resident,



From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION TO F 20250680
Date: Thursday, July 3, 2025 8:48:26 AM
Attachments: [Outlook-5vr5nfx.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Wednesday, July 2, 2025 1:19 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION TO F 20250680

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

To Whom It May Concern:

Our area is congested enough without adding 150 track homes to Notley Road.

This will NEGATIVELY IMPACT:

Our Traffic levels
Our schools
Our noise levels
Our environment

I live less than half a mile from this area, and do NOT WANT ANY ZONING CHANGES!

It is enough that our neighbors are building multi-dwelling units, which the county conveniently slipped into our area; we chose to live here for the peace, quiet, and tranquility of having land.

[REDACTED]
13613 Mills Avenue
Silver Spring, MD 20904

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F20250680
Date: Wednesday, July 16, 2025 8:48:05 AM
Attachments: [Outlook-vxltg4ts.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Tuesday, July 15, 2025 6:14 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Cc: [REDACTED]
Subject: Opposition to F20250680

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

Hello -

We are writing in opposition to the zoning request for 150 Townhomes to be built at the corner of Notley Rd & New Hampshire Avenue in the Silver Spring, MD.

There are numerous reasons why we cannot support a large scale, very dense and invasive neighborhood construction project such as this one.

The original zoning for the 9 acres of land is for 1 single family home per 1/2 acre with 30 feet as the maximum height. A significant change outside of that would be disruptive to beautiful and serene community that exists. Our property happens to abutt to the subject property. We live at 329 Greenspring Lane.

Here are some of our points in opposition:

1. The development is completely out of scale and alignment with existing community. This is an interest of the developers who are interested in this change to profit greatly and without any care or concerns for those in the neighborhood. They sought no input from the community.
2. There will be a significant increase in traffic. The roads and neighborhood isn't designed for a large volume of traffic and drivers creating neighborhood streets to be used as cut-throughs or short cuts.
3. There will be an increase in students attending already overcrowded schools -- lowering the quality of education; overwhelming teachers and student alike.

4. Public transportation (WMATA) just stopped servicing this part of New Hampshire Ave. There is no plan to return the bus services. Also, there will be a increase in cars using roads built for a smaller volume of traffic.

5. There is a menagerie of birds, deer, fox, groundhog, chipmunks, rabbits and other wildlife that will be forced out of their natural habitat. This destroys and greatly impacts the natural biodiversity and ecosystem of the forestry that exists. It also takes away from the existing green space. Many of us purchased homes here for the beauty and serenity of the community as it is.

6. This will also raise the cost of living higher in an already inflated economy and increase taxes to adjust for roads and public services.

We plead for you to hear our voices, listen to our hearts and embrace the desires of our loving community. We would like to keep the current zoning plan that exists -- 16 units per acre.

Respectfully,


329 Greenspring Lane
Silver Spring, MD 20904



From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, July 14, 2025 10:07:47 AM
Attachments: [Outlook-t5f2qg1v.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Friday, July 11, 2025 11:19 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

Hello,

My name is [REDACTED]. I live in 14201 Amberleigh Ter Silver Spring MD. I'm sending this email opposing the planned building of 150 town houses on our only street to our home. This is going to create a major traffic on a road that is already seeing lots of traffic especially when there are holidays because of surrounding churches.

This is also going to create over crowd in Westover elementary school and decline the quality of education for our kids.

This map plan will ruin the quiet neighborhood and make it a very busy intersection.

Thanks for your cooperation and understanding in opposing this plan.

Thanks,
[REDACTED]

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION TO F 20250680 Notley Rd. Townhouses in Colesville
Date: Monday, July 7, 2025 12:50:16 PM
Attachments: [Outlook-5iaxyk0.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Monday, July 7, 2025 12:18 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION TO F 20250680 Notley Rd. Townhouses in Colesville

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

To whom it may concern:

We are writing to express our strong opposition to the proposal to build a 150-town home complex at the corner of Notley Rd. and New Hampshire Avenue in Colesville. As residents of this neighborhood for the past 44 years, we are deeply concerned about the negative impact this development would have on our community.

One of the principal reasons for our opposition is the drastic change in the character of our neighborhood that would result from the construction of a large-scale town home complex. Our neighborhood is currently comprised of single-family homes with spacious yards and a sense of tranquility. The construction of a large town home complex would completely destroy the charm and atmosphere of our neighborhood, and drastically alter the quality of life for its residents.

Furthermore, the increased density of such a development would put a strain on our local infrastructure and services, including schools, roads, and utilities. The influx of new residents would also lead to higher levels of noise, traffic, and congestion in our once peaceful neighborhood.

The construction process also would likely result in the destruction of green spaces and wildlife habitats, not to mention the increased emissions from additional vehicles in the area. As residents who value environmentalism and conservation, we find this prospect particularly troubling.

Lastly, we are troubled by the potential increase in crime that could come with a large influx of new residents. While we understand that not all town home residents would be involved in criminal activities, the sheer volume of people in such a dense development could make it

harder to monitor and address any criminal behavior that may occur.

We respectfully request that you reconsider this proposal and take into account the concerns of the residents. Our community deserves to be preserved and protected from developments that would harm its charm and integrity.

Thank you for considering our opposition to the proposed town home complex. We hope that together we can find a solution that benefits everyone involved and maintains the unique character of our beloved neighborhood.

Sincerely,

[REDACTED]

40 Beaumont Rd.
Silver Spring, MD 20904

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, August 18, 2025 1:36:23 PM
Attachments: [PastedGraphic-3.tiff](#)
[FINCH Brochure AllBusinesses 2013 v4.pdf](#)
[REDACTED]

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

My husband and I are opposed to the plan to build 150 townhouses in Colesville on Notley Road. The plan would cause more traffic congestion, overcrowding in local schools and shopping centers, deforestation, flooding, pollution, rise in cost of living, destruction of biodiversity, strained public services,

Please confirm receipt.

Best Regards,

[REDACTED]

* * * * *

Intellectual Property Law
Finch & Associates, LLC

[REDACTED]

Website: www.FinchMark.com

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From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250680 Notley Rd Townhouses in Colesville
Date: Wednesday, July 9, 2025 3:18:34 PM
Attachments: [Outlook-vptudthr.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedy Drive, Wheaton, MD 20902
kayla.garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Wednesday, July 9, 2025 3:09 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd Townhouses in Colesville

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

Seventy-years ago two similar neighboring counties made long term planning decisions with one choosing single family homes with lots of grass and the other choose high density housing as the economical road to fast growth. Now the planners of the single-family county face pressure to turn their county into a high-density copy of their neighbor. Please do not make Montgomery County like its neighbor.

I live about 1 mile from the site at;
14309 Northwyn dr.
Silver Spring Md. 20904

[REDACTED] (a resident of Montgomery County for 87 years)

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250680 Notley Rd. townhouses in Colesville
Date: Monday, June 30, 2025 8:07:55 AM
Attachments: [Outlook-icvisn0i.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Sunday, June 29, 2025 4:02 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd. townhouses in Colesville

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

Good day. My name is [REDACTED] and I live at 13600 Sherwood Forest Drive, Colesville, MD 20904. I oppose the 150 townhouse development at the corner of Notley Rd. and New Hampshire Ave. The developed is asking for a change in zoning for these 9 acres from 1 single family home per 1/2 acre of a maximum height of 30 ft. to 150 townhomes with a max height of 60 ft. on the same 9 acres. This is VERY dense project which is not in keeping with the rest of our neighborhood. It will increase traffic considerably on Notley Road and in turn on Sherwood Forest Drive. Both streets do not have sidewalks and already have excessive traffic. Our neighborhood has lots of children who have to walk to the bus stop on these roads, as well as people walking dogs and just walking, biking and jogging. Personally, I have several times had to jump off the road while walking my dog for traffic that does not pull over to give me room. My house is approximately a half mile from this development.

Also, the increased density will contribute to further overcrowding in our areas school; the destruction of many trees and other environmental effects. Please do not approve this zoning change request.

Thank you,

[REDACTED]
13600 Sherwood Forest Drive
Colesville, MD 20904

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F20250680 (150 Townhomes at the Corner of Notley Rd and New Hampshire Ave.)
Date: Wednesday, July 9, 2025 12:31:34 PM
Attachments: [Outlook-a2lauwf1.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Wednesday, July 9, 2025 12:21 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Fwd: Opposition to F20250680 (150 Townhomes at the Corner of Notley Rd and New Hampshire Ave.)

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

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

From: [REDACTED]
Date: Wed, Jul 9, 2025 at 12:14 PM
Subject: Opposition to F20250680 (150 Townhomes at the Corner of Notley Rd and New Hampshire Ave.)
To: <mcpinfocounter@mncppc-mc.org>

I live very close to this Project. I am opposed to this Project for reasons concerning traffic, safety, forestry and drainage/flooding. This will significantly increase traffic on Notley and will cause additional traffic congestion at the New Hampshire intersection. In addition, many accidents have already occurred between Notley and New Hampshire,

Please do not approve this proposed Project

Sincerely

[REDACTED]
305 Greenspring Lane
Silver Spring, MD 20904

Attachment C

From: [MCP-InfoCounter](#)
To: [Tettelbaum, Emily](#)
Subject: FW: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Friday, June 20, 2025 12:34:06 PM

From: [REDACTED]
Sent: Thursday, June 19, 2025 9:47 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

Dear Planning Board members,

I am writing to express my opposition to the proposal to build 150 townhouses near the intersection of Notley Road and New Hampshire Avenue. This is based on two primary concerns: 1) proposed housing density, which is far beyond current zoning and use; and 2) increased traffic at this already dangerous and difficult intersection. The traffic issue is especially of concern for several reasons. Ever since Rte 200/the ICC opened, there has been an increase in both volume of traffic and speed on New Hampshire Ave. At peak times of the day, it is extremely difficult to exit from the east side of Notley Road going either north or southbound on New Hampshire. The sight lines are terrible to see approaching northbound traffic, and people are frequently already traveling 45 mph or more as they come up the incline from Copley toward Notley. For cars approaching New Hampshire from either side of Notley, trying to make a left turn is almost impossible. Even trying to go halfway across and wait in the median is dangerous, because of the speed and volume of traffic coming from all directions.

Thank you for considering my comments as you deliberate on this proposal.

[REDACTED]
1009 Notley Road
Silver Spring MD 20904
newlynotley@verizon.net

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#); notley.townhouses@gmail.com
Subject: LMA H19 & F20250680
Date: Monday, July 28, 2025 5:41:42 PM

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

It is my understanding that Montgomery Country wanted new development near public transit. The bus line that used to service New Hampshire Avenue at Notley was recently cancelled. Thus, there is no public transit near the proposed development at this location. This development should NOT be approved.

[REDACTED]
12503 Davan Drive
Silver Spring, MD 20904

[Sent from the all new AOL app for iOS](#)

Attachment C

From: [MCP-InfoCounter](#)
To: [Tettelbaum, Emily](#)
Subject: FW: F 20250680 townhouses on Notley Rd. in Colesville
Date: Friday, June 20, 2025 12:33:51 PM

From: [REDACTED]
Sent: Thursday, June 19, 2025 9:18 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: F 20250680 townhouses on Notley Rd. in Colesville

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

Please do not allow this construction.
It would negatively impact our neighborhood. Impact on traffic, noise,
trash/drainage, etc.

Thank you

[REDACTED]
601 Notley Rd.

Sent from my T-Mobile 4G LTE Device

Attachment C

From: [Garcia, Kayla](#)
To: [Tettelbaum, Emily](#)
Subject: Fw: OPPOSITION to F20250680 Notley Rd townhouses in Colesville
Date: Wednesday, June 25, 2025 11:02:27 AM
Attachments: [Outlook-uppofz42.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, June 24, 2025 2:35 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F20250680 Notley Rd townhouses in Colesville

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

Good afternoon,

I am a resident on the Colesville community, I live on Orchard Way. I commute every day to Blair High School for work. I leave my house at 6:30am and the amount of traffic turning from Notley Road onto New Hampshire is already packed at that time.

I can't imagine 150 more homes and commuters!

Please do not approve this development.

[REDACTED]
809 Orchard Way

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: Re: COLESVILLE LMA H19 & F20250680
Date: Sunday, July 27, 2025 2:15:34 PM

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

Good afternoon, Troy,

I'm writing to join with my neighbors to express my strong objection to the planned development of 150 townhomes at the corner of Notley Rd. and New Hampshire Ave. in the Colesville section of Silver Spring. As residents of Paint Branch Farms, the neighborhood directly across New Hampshire Ave. from the proposed development site, my wife Carmen and I stand to be among the many who will be negatively impacted by the plan.

I attended the recent presentation by the development team to the Greater Colesville Citizens Association, and like the rest of my neighbors who attended, came away extremely disappointed. The development team gave vague, incomplete, and at times evasive answers to basic questions about the proposed development and its impact to existing problems with stormwater management and traffic.

I was especially troubled by the information shared about the traffic study used to support the development proposal. As I understand it, the traffic counts supporting the study were conducted in February 2025, before federal return-to-office mandates began to take effect. (In fact, the federal return to office mandates will not be fully enacted until September, 2025.) Thus, the traffic study as submitted cannot be accepted as reflective of reality and should be redone. As anyone who lives in this area can attest, existing rush hour traffic conditions in this area already make it difficult and sometimes dangerous to get in and out of the surrounding neighborhoods. It's unfathomable that anyone could think adding up to 450 more cars to this area would not exacerbate an already-bad situation.

It's my sincere hope that you and the rest of the team responsible for reviewing the developer's proposal will reject it based on the many valid objections raised by the Greater Colesville Citizens Association. It's abundantly clear that the current proposal is about maximizing profits for a small group of investors with no ties to this neighborhood at the expense of the many residents who have a vested interest in the continued livability of the place we call home.

Respectfully,

[REDACTED]

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to f 20250680 Notley Townhouses in Colesville
Date: Tuesday, July 1, 2025 8:03:03 AM
Attachments: [image001.png](#)
[image002.png](#)
[Outlook-px0iaylc.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Monday, June 30, 2025 4:14 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to f 20250680 Notley Townhouses in Colesville

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

Dear Planning Board members,

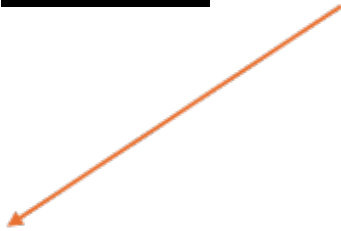
I am writing to express my strongest opposition to the new proposed 150 townhomes to be located on Notley Drive in Colesville per request F 20250680. As a Colesville resident for the last 10 years, traffic has grown exponentially along Notley Road – New Hampshire intersection. This small two-lane road often backs up in the morning as I am trying to go to work via the ICC. Many mornings, I can spend up to 15 minutes trying to cross New Hampshire at Notley to get to the ICC going north. I cannot imagine another 150 townhomes with at least 2 cars per home using this already overcrowded road. And per this zoning change request, there would **only** be access on Notley Road. This would cause a major traffic deadlock on an already overcrowded street. In addition, there are no sidewalks on most on Notley, and none in front of the new proposed development. Many people walk in the road and all these new residential units and residents/pedestrians will make that much worse. Also, there are a significant number of accidents at the New Hampshire/Notley and other Cloverly intersections – copied below is your own Montgomery County Traffic survey from 2015 – through 2019 indicating that this is a “ High Injury Network” area with between 29 to 49 serious accidents. Adding all of these new people I this tight area would make it even worse and much more dangerous for traffic and pedestrians.. This is 5 year old data and I know it is even worse now. I often see the

remnants of accidents at the Notley/New Hampshire Avenue intersection when I am going to work each morning.

In addition, the local schools are already at maximum and 150 new units with families with children would increase that and the mostly wooded lot has many mature trees that would have to be cut down, in direct violation of the existing county masterplan which seeks to mitigate overcrowding at schools, environmental damage, increased noise levels in our neighborhoods. I am only a few blocks from this intersection and use it everyday to get to the Giant at Cloverly and to go to work and this new development is just not a good or safe idea.

My name is [REDACTED] and I live at 13701 Stoner Drive, Silver Spring, MD 20904. My cell is [REDACTED]. My email address is [REDACTED]. I would be happy to meet in person to go over my concerns. I voice my strongest opposition to these new townhouses to preserve our neighborhoods and protect our environment. The road is just too unsafe and cannot absorb such additional density of traffic and pedestrians. Thanks!!

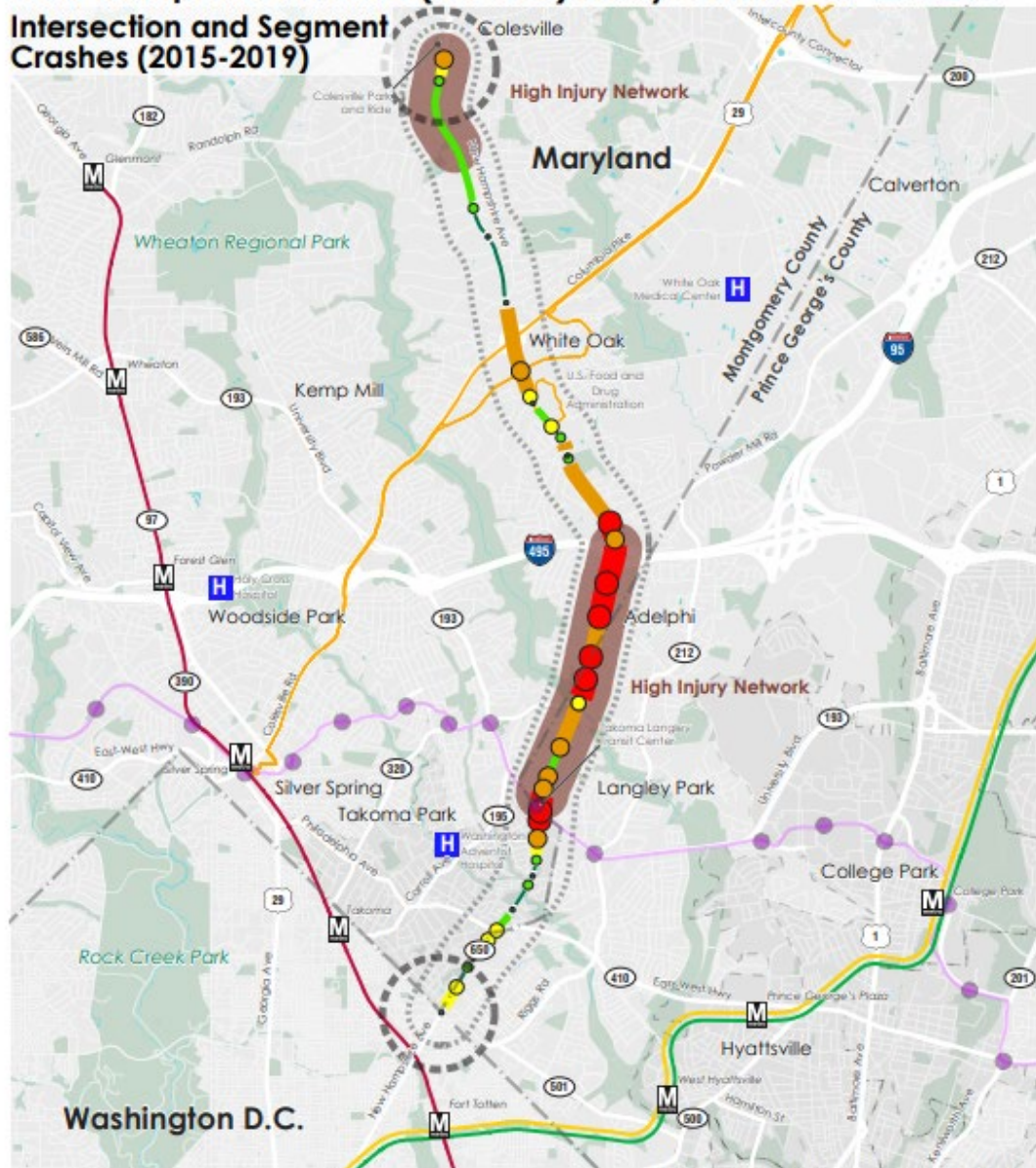
[REDACTED]



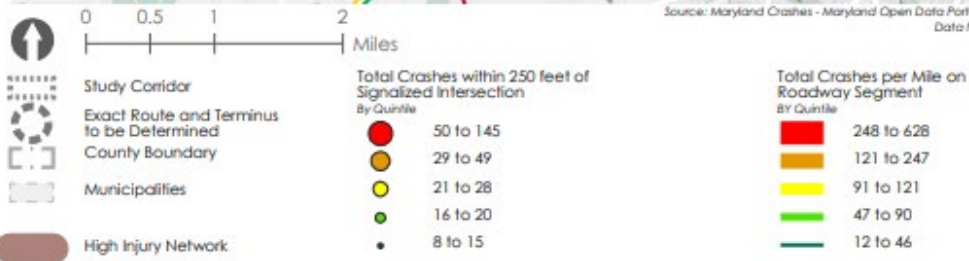
This is the Notley Rd/ New Hampshire intersection area – in brown - already very dangerous

New Hampshire Avenue (MD 650) Study Corridor Intersection and Segment Crashes (2015-2019)

FLASH



Source: Maryland Crashes - Maryland Open Data Portal (2015 to 2019)
Data from DC omitted



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From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#)
Subject: I would appreciate an opportunity to have a conversation with someone at M-NCPPC regarding current Paint Branch watershed development & SWM policies Re: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H159 & F20250680
Date: Wednesday, August 13, 2025 11:30:48 PM

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

Follow up to comments provided below

I am a retired, past state agency associate, [REDACTED], etc. I was one of the members of the interagency wetlands group (development review and feedback team) that used to meet in Silver Spring. I'll do some more reading online, but I would like to be able to support (as a citizen) the current M-NCPPC staff conservation efforts in the Paint Branch watershed. Do you have any ideas on who in the organization might be willing and able to have an informal discussion on that? A lot of blood, sweat, and tears (not really, but it sounds good) went into developing conservation, restoration, and retrofits, as well as political/citizen/supervisor outreach, to benefit the stream system, as you know. Btw, I always strongly support agency staff, and understand the types of challenges that exist for staff.

I generally write very long, but I want to keep this message shorter. Are there potential ways that citizens (perhaps including Eyes of Paint Branch, which I am not a member of, but I'm distantly aware of for many years) can help refresh conservation interest locally in Paint Branch? Frankly, I am now concerned how well or poorly informed some housing advocates may be on local zoning and conservation goals and policies, based on recent conversations regarding the Notley proposed townhouse development. I'd rather advocate in alignment with M-NCPPC policies and efforts rather than conflicting with it potentially. I'd be happy to participate in any official or unofficial briefings or field walks regarding Paint Branch protection. I did 38 years of Fisheries and Environmental Review work, with much work involving Paint Branch, and I'm concerned on what the passage of time and more recent housing advocacy might combine to do to Paint Branch conservation priorities. Also btw, I am definitely an advocate for affordable housing advocacy policies done well, and I think that more discussion of water quality may ultimately help support that further.

Thanks

[REDACTED]
Colesville
[REDACTED]

Retired from state agency (MD DNR), and speaking as a private citizen

From: [REDACTED]

Sent: Monday, August 11, 2025 2:15 PM

To: Troy.Leftwich@montgomeryplanning.org <Troy.Leftwich@montgomeryplanning.org>

Cc: Amy.Lindsey@montgomeryplanning.org <Amy.Lindsey@montgomeryplanning.org>;
notley.townhouses@gmanil.com <notley.townhouses@gmail.com>

Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H159 & F20250680 (with water quality and Use III State stream designation content in message)

Please include me as a party of record for COLESVILLE LMA H159 & F20250680

I am a retired water resources professional. I live within a couple miles of the project. I don't really care to get deeply involved in average land use debates, even though this proposed development is clearly scaled more for Wheaton or Glenmont (or Silver Spring or Bethesda) Metro station hubs than for northern Colesville on the edge of rural and environmental zoning, near also to the Special Protection Area overlay for Paint Branch (draining to the same ultimate downstream waterway system).

But specifically, maps and plans seem to show that the current site straddles the drainage divide between NW Br (State Use designation IV) and Paint Branch (Use III), and to my eyes it looks like the general site plan layout sheet shows drainage sent to the east, to Hollywood Branch watershed, tributary to Paint Branch. Curious why that sensitivity was not mentioned in the site narrative and county/M-NCPPC comments I have seen so far (they may be somewhere, and I have just not seen them yet).

SWM discharge to Paint Branch system is a significant review item (if that does occur). Switching watersheds for some drainage area square footage would be a discussion/review matter too.

n

I'll be interested to following these water quality topics. I aim to support the ultimate professionally documented zoning decisions, if based on solid goals and precedent, but I will plan to ask some water quality questions as a long time advocate of Paint Branch and NW Branch water quality and habitat protection.

thanks!

Good luck on your efforts and outcomes; I take no position on the proposal other than to hope it is done professionally and right-sized for the site, with appropriate traffic and environmental mitigation measures.

[REDACTED]

334 Scott Drive, Silver Spring, MD

[REDACTED]

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [marguerite.raaen](#)
Subject: Notley Road LMA No.H19
Date: Thursday, July 31, 2025 10:50:05 AM

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

Troy,

A little Colesville area background: starting in the early 1980s, the Greater Colesville Community Association:

- Engaged in the review of the East County master plan: Colesville area identified as a village concept; Notley Road to remain a neighborhood designation.
- Challenged the Morningside development zoning change request: the hearing examiner identified the AM and PM rush hour performance at the New Hampshire Ave/Randolph Road intersection as failing. The GCCA filled a court-case to deny the rezoning request, the court agreed that due to the intersection failure the rezoning should be denied. The developer appealed – unfortunately, GCCA ran out of money to continue the case. A Park/Ride lot behind the Colesville Shopping Center was required to remove traffic at the New Hampshire Avenue/Randolph Road intersection as a mitigation for the failing intersection performance; the lot hasn't really been successful.
- Participated in a county survey of the traffic volume and speed on Sherwood Forest Drive. The survey identified the number of vehicles to be unacceptable; traffic used Sherwood Forest Drive as a cut-through to avoid the backups at the New Hampshire Avenue/Randolph Road intersection. The County installed four speed humps; this reduced traffic volume and speed, but didn't eliminate cut-through traffic.
- Collaborated with Trout Unlimited about the natural springs in the Colesville area that support reproducing brown trout, noting that development was creating more impenetrable surface areas which increased storm water runoff, raising the water temperature and causing problems for the brown trout population. Note the ICC design in the Colesville area that elevated the roadway away from the threatened streams. Mother Nature needs our help.

Given the failing performance of the New Hampshire Ave/Randolph Road intersection and the issues reviewed above that remain important for the Colesville village concept, I object to the Notley Road LMA No.H19 rezoning. And BTW, I live on Sherwood Forest Drive and the cut

through traffic will only get worse if the rezoning goes through – degrading the quality of our neighborhood.

From: [MCP-InfoCounter](#)
To: [Tettelbaum, Emily](#)
Subject: FW: Opposition to F 20250680
Date: Friday, June 20, 2025 12:35:06 PM

-----Original Message-----

From: [REDACTED]
Sent: Friday, June 20, 2025 8:25 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Cc: councilmember.mink@montgomerycountymd.gov
Subject: Opposition to F 20250680

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

I am writing to express my opposition to F 20250680 Notley Road Townhouses in Colesville. I am very concerned about how this project would negatively impact the area, especially regarding increased traffic and noise levels. I also feel that it is not a good idea to build such a project without providing adequate parking areas-that would be disastrous. This project also goes against the master plan for this area regarding density. It would also change the character of the area in a negative way and have a bad result as regards the environment and general crowding at businesses and schools, which are already crowded. I live close by, so all this would impact me and my family.

[REDACTED]
1024 Copley Ln
Silver Spring, MD 20904

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#); notley.townhouses@gmail.com
Subject: SUBJECT: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H159 & F20250680
Date: Saturday, August 9, 2025 2:21:34 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

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

I do not agree with this proposed Notley Rd 150 townhome development. Please include me as a party of record for COLESVILLE LMA H159 & F20250680.

I have attached pic from the same kind of townhomes up to 60ft tall - little to no greenery and tons of cars - this one is real and is on glenmont ave and layhill = go stand in that neighborhood and see how it feels with so much tarmac/pavement and so many people and so many cars.





From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Friday, July 18, 2025 10:32:23 AM
Attachments: [Outlook-rmrmpwc.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedy Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Friday, July 18, 2025 10:30 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

To the Planning Board:

My name is [REDACTED] and I live at 339 Scott Dr, Silver Spring, MD 20904, which is a five-minute drive (1.4 mile) from the proposed 150 townhouses at Notley Rd and New Hampshire Ave.

While I can appreciate the need to build more housing in Montgomery county, I am **opposed** to this particular proposal because it fails to address the negative impacts it will have on the surrounding area.

Traffic will increase dramatically on Notley Road, causing instant and near-constant congestion. This road was not designed for high-volume traffic and it is already becoming overcrowded even without the proposed development. The intersection at New Hampshire Ave is already challenging, and it would become impossible to navigate with increased traffic.

Traffic in the neighborhood would increase dramatically, as parents living in the townhouses would drive on our residential streets to bring their children to and from Westover Elementary school. And that increased traffic is much more likely to be speeding, since this would be their shortcut and they don't live here.

We are a neighborhood that has many pedestrians on the street who stroll with their babies, jog, ride bikes, walk their dog, watch Girls On the Run go by, stop and talk with their

neighbors. There are no sidewalks to be found here, as the front of our yards were designed to direct water runoff to the creeks that drain into the northwest branch of the Anacostia nearby. Our streets were not designed for a lot of traffic and are therefore not wide. **The increased traffic would make it unsafe to be a pedestrian in our neighborhood.**

Westover Elementary School is the 4th smallest elementary school in the county and it is already above capacity. **Where would the children go to school?** I don't see any plans from the developer of the townhouses to be able to accommodate more children at this school.

The proposed townhouse development is completely **out of scale and alignment with the existing community.** The developer is asking for a change to the height limitations to be up to 60 feet tall. This is significantly higher than any of the surrounding buildings or homes. And the developer is seeking to change the zoning from R-200 to R-1.0, which means they could build 16 units per acre. There is nothing like that anywhere in the vicinity.

This change in land use will undoubtedly result in the loss of mature trees on the property and the covering over of most of the soil. Without serious mitigation, this will very likely increase urban **flooding** as a result of storm water being directed down to the creek on Notley Rd.

Thank you,

██████████

Attachment C

From: [MCP-InfoCounter](#)
To: [Tettelbaum, Emily](#)
Subject: FW: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Friday, June 20, 2025 12:34:12 PM

From: [REDACTED]
Sent: Thursday, June 19, 2025 10:54 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>; Kristin Mink <kristin@kristinmink.com>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

To whom it may concern:

I am writing to express significant opposition to the proposed developed of 150 townhouses at the intersection of Notley Rd. and New Hampshire Ave.

This development will bring additional traffic, delays in commuting time, and jeopardize pedestrian safety as well as diminish the quality of life in this existing neighborhood. Traffic in this area is already heavy and this development will only add to those conditions.

This density is in opposition to the master plan, will result in overcrowding at local schools and add noise and other environmental pollutants to a residential neighborhood. This area is close to the Paint Branch Farms neighborhood in which I live.

Thank you.

[REDACTED]
819 Midland Rd.

Silver Spring, MD 20904

From: [REDACTED]
To: [MCP-InfoCounter](#); [Leftwich, Troy](#)
Subject: OPPOSITION to F20250680 Notley Rd Townhouses in Colesville
Date: Monday, July 14, 2025 2:33:15 PM

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

Hello,

I am writing to express my strong opposition to the proposal to construct 150 townhomes on Notley Rd. I live very close to this project, at the intersection of Sherwood Forest Dr. and Notley Rd. Here are my concerns:

1. Traffic & Safety - Both Notley Rd. and Sherwood Forest Dr. are already busy roads that are used as cut throughs to larger roads as well as neighborhood traffic, both pedestrian and vehicular. More dwellings will strain these roads that are narrow and already heavily used. I watch multiple cars a day pass through the stop sign on Notley Rd. and have personally witnessed car accidents, as well as pedestrians being struck there. Adding more traffic is irresponsible and dangerous to those who must use these roads to walk and/or drive out of their neighborhood to work and school. Many of the pedestrians are students walking to school bus stops and young people who must navigate roads with no sidewalks to access public transportation on New Hampshire Ave. and Randolph Rd. The surrounding infrastructure is not equipped to handle more cars and cannot be altered because there is no space.
2. Environmental Impact and Destruction of Existing Property - Runoff already gushes down Notley Rd during storms. Eliminating natural spaces where water can be absorbed will increase the amount of runoff flowing down Notley and cause road deterioration and flooding to existing homes. This has already been an issue. Years of layering asphalt on roads without attention to grading caused runoff to rush down my driveway and resulted in significant erosion on my property. Additionally, there is a stream behind my home where that runoff filled with pollutants from the road ended up. I am concerned for both the stream impact and erosion of that bank. The county already has had to come out and correct damage to the stream caused by development. This is part of the Northwest Branch system. Adding more development now will come at a cost later to the county and to the homeowners who must foot the bill through higher taxes.
3. Sustainability/Climate Change - With climate change our storms are dumping higher amounts of rain, flash flooding is more frequent and deadlier. Developing green spaces is the opposite of what we need to do to meet the challenges that we are faced with due to climate change. As mentioned above, Notley Rd. has a downward slope, which makes flooding a concern. We have higher temperatures every year, eliminating trees and green spaces which provide some relief from the heat is also unwise and short-sighted.
3. Intention - How does this benefit the community? Why is this being proposed? This community already has varied types of housing available for those wanting to live here. Is the county focusing on making existing dwellings affordable or just paving over green spaces to develop more land for profit?

I appreciate your time and consideration and implore those in charge to stop this proposed development.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250680 Notley Rd Townhouses in Colesville
Date: Monday, July 7, 2025 8:22:55 AM
Attachments: [Outlook-cnrijhwpn.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Sunday, July 6, 2025 8:24 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd Townhouses in Colesville

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

Dear Montgomery County Planning Board,

I am writing to express my strong opposition to proposal F-20250680. As a resident of Montgomery County, I am deeply concerned about the potential impacts this development could have on our community.

My primary concerns include:

Increased Traffic and Congestion:

The proposed development is likely to significantly add to existing traffic issues, exacerbating congestion on local roads and highways. This could lead to longer commute times and increase the risk of accidents.

Rising Crime Rates:

I have already observed an uptick in crime in the area. Adding 150 townhomes raises safety concerns for residents and visitors alike.

Parking:

There will be a lack of parking at local shopping centers. The parking barely supports the current population and businesses. This development could further strain available parking, leading to illegal parking and related safety hazards.

Given these issues, I urge the Planning Board to reconsider or thoroughly reevaluate this proposal, taking into account the well-being, safety, and quality of life of existing residents.

Thank you for your attention to this matter. I appreciate your commitment to responsible

planning that prioritizes community needs. We have one of the few good & quiet neighborhoods left in Montgomery County and we would like to keep it this way. With many years of multi family property management experience for work, I know how apartments, adu, and townhomes can drastically change a neighborhood.

Sincerely,

A black rectangular redaction box covering the signature area.

112 Beaumont Rd
Silver Spring, MD, 20904

[Sent from the all new AOL app for iOS](#)

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION TO F20250680 Notley Rd townhouses in Colesville
Date: Monday, June 30, 2025 8:07:41 AM
Attachments: [Outlook-fe31b3c0.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Sunday, June 29, 2025 7:15 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION TO F20250680 Notley Rd townhouses in Colesville

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

We oppose to building these houses and it will make a major impact on traffic off Notley Road as it is only a two way road. The population density will overcrowd schools, environmental and changing the character/noise level in our neighborhood as the building the ICC did. The noise level from the ICC traffic has already increased it and building these townhomes will make a significant noise level as this is so close to our home. The character of the neighborhood being it would be cutting the significant amount of trees will affect the environment. Thank you.

[REDACTED]
13813 Mills Avenue
Silver Spring, Md 20904

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250680 Notley Rd Townhouses in Colesville
Date: Wednesday, July 9, 2025 11:31:07 AM
Attachments: [Outlook-zjirjkzc.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
kayla.garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 8, 2025 1:18 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd Townhouses in Colesville

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

Dear MCP Planning Board:

I am writing to oppose the proposed townhouse project on the corner of Notley and New Hampshire. I am a homeowner of nearby 13504 Sherwood Forest Court, and I am deeply familiar with my neighborhood and the location of the proposed new housing.

First, the intersection of Notley and New Hampshire is already incredibly congested with traffic. Throughout the day, and especially during morning and afternoon rush hours, Notley serves as a main entry to the Sherwood Forest neighborhood and is used as a shortcut for drivers traveling to and from Bonifant Road and New Hampshire. I have personally witnessed dozens of near-misses and the aftermath of auto accidents directly at this intersection. Adding 150 townhomes at that corner would be a traffic congestion disaster, inevitably resulting in additional accidents, injuries, and potential loss of life for current residents, new residents of the proposed townhouses, and others in the Colesville community.

This proposed development also represents the highest density residential construction ever introduced in our neighborhood. Such a drastic increase in population density will place an overwhelming strain on local infrastructure, including roads, public transportation, and essential services. Our schools, already operating near capacity, will face overcrowding, diminishing the quality of education and resources available to our children.

Moreover, the environmental impact of this project cannot be overstated. The construction and subsequent habitation of 150 townhomes will lead to increased pollution, loss of green spaces, and disruption of local wildlife habitats. This not only threatens the natural beauty of our community but also undermines efforts to promote sustainable and environmentally responsible development.

The character of our neighborhood, which has been cultivated over many years, will be irrevocably altered. Increased noise levels, traffic congestion, and population density will erode the peaceful and family-friendly atmosphere that residents cherish. This project risks transforming our community into a congested and noisy area, detracting from the quality of life for both current and future residents.

In light of these concerns, I urge the Planning Board to carefully consider the long-term consequences of approving this project. The potential negative impacts on traffic safety, school capacity, environmental sustainability, and community character far outweigh any short-term benefits. I respectfully request that the Board deny this application to protect the well-being and quality of life of the Colesville community.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]
To: [MCP-InfoCounter](#); [Leftwich, Troy](#)
Subject: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville
Date: Tuesday, July 15, 2025 12:07:42 PM

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

I write to oppose the above referenced project. I live on Overton Lane which is less than one mile from this project. Getting out of Overton onto Notley Road is already difficult because many drivers cut through the neighborhood to avoid the light at the intersection of Bonifant and New Hampshire. The lines at the intersection of Notley and New Hampshire are already very long in the mornings when we try to merge onto New Hampshire Avenue. I can only imagine the congestion if this project goes forward. 150 townhouses is too much for Notley Road, a two lane road. Notley Road is not designed for high volume traffic flow which would certainly be a result of this project.

I live across the street from the creek on Notley. My yard and Overton regularly flood during high rainstorms, several of which we have experienced this summer. This project will likely increase the flooding.

The property for this project is zoned R-200 and should not be changed, or not changed without significant community input. The project as currently proposed is NOT supported by the surrounding community. This project will change the residential home makeup of our neighborhood negatively.

This project will strain public services: police, fire, medical, sewer, garbage disposal, electrical grids, and education in overcrowded schools.

Profit driven development by out of area developers can result in poor quality construction, minimal green spaces, and no long term benefit for the surrounding community.

I strongly oppose this project.

I can be reached as follows:

[REDACTED] (homeowner since 1992)
13900 Overton Lane
Silver Spring, MD 20904

[REDACTED]

Sent from my iPad

From: [REDACTED]
To: [MCP-InfoCounter](#); [Leftwich, Troy](#)
Subject: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville
Date: Tuesday, July 15, 2025 12:07:42 PM

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

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I live across the street from the creek on Notley. My yard and Overton regularly flood during high rainstorms, several of which we have experienced this summer. This project will likely increase the flooding.

The property for this project is zoned R-200 and should not be changed, or not changed without significant community input. The project as currently proposed is NOT supported by the surrounding community. This project will change the residential home makeup of our neighborhood negatively.

This project will strain public services: police, fire, medical, sewer, garbage disposal, electrical grids, and education in overcrowded schools.

Profit driven development by out of area developers can result in poor quality construction, minimal green spaces, and no long term benefit for the surrounding community.

I strongly oppose this project.

I can be reached as follows:

[REDACTED] (homeowner since 1992)
13900 Overton Lane
Silver Spring, MD 20904

[REDACTED]

Sent from my iPad

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [JACQUELINE JOHNSON](#)
Subject: OPPOSITION to LMA H19/ F 20250680 – Proposed Townhomes Notley Rd and New Hampshire Ave.
Date: Sunday, July 13, 2025 12:17:37 AM

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

Dear Mr. Leftwich,

I am a resident and homeowner in Jonathan's Trace community, located off New Hampshire, near Notley Road which is in close proximity to the proposed development of up to 150 new townhouses. I strongly oppose the plan for this development for the following reasons:

- The additional burden the new development will impose on an area already laden with traffic congestion, and serious road safety concerns when entering and exiting our community from New Hampshire Ave. Past requests for traffic lights along the roadway to mitigate these issues have not been favorably addressed. The proposed development will increase the volume of traffic during peak travel hours and further exacerbate already existing safety concerns.
- The potential for damage due to construction run-off caused by the new development built at higher elevations and the unknown impact of lot-to-lot run-off after construction is completed.

Please consider these concerns in your review of the proposed plan, we would like to ensure the issues expressed are addressed,

Sincerely,

[REDACTED]
316 Flannery Lane
Silver Spring, MD 20904

[REDACTED]

Attachment C

From: [MCP-InfoCounter](#)
To: [Tettelbaum, Emily](#)
Subject: FW: OPPOSITION TO F 20250680
Date: Friday, June 20, 2025 12:35:20 PM

From: [REDACTED]
Sent: Friday, June 20, 2025 9:17 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION TO F 20250680

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

Dear Planning Board,

Please do not approve the building of 150 townhouses at Notley Road and New Hampshire Avenue. Adding more residents and their cars will be too crowded for the newcomers and we who already live here. The traffic at the planned intersection is already too busy to make left turns into or out of either side of Notley Road.

Please visit this area and you will see how busy and potentially unsafe adding so many more cars will be for everyone. Also, we would be further crowding our wildlife of foxes, deer, raccoons, and rabbits who will have fewer places to safely live.

Surely, there must be other areas where the townhouses wouldn't negatively impact daily lives and still give the new residents a good quality of life.

Thank you for considering my plea.

[REDACTED]
1111 Copley Lane
Silver Spring, MD 20904

[REDACTED]

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250680 Notley Rd townhouses in Colesville
Date: Wednesday, July 9, 2025 11:29:17 AM
Attachments: [Outlook-yxkz2dus.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 8, 2025 5:13 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd townhouses in Colesville

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

I am [REDACTED] living at 14020 Cricket Lane Colesville.

The application to build townhomes on Notley Road is a terrible idea and should be denied for a multitude of reasons.

It should be understood at the outset that Notley Road is a one lane road in either direction. Besides cars it is used by walkers, bicyclists and joggers.

Notley Road at present is heavily traveled, and already overtaxed by all the exiting roads feeding into it : Sherwood Forest, Paula Lynn Drive, Vierling, Northwyn, Overton ,among others. Notley also is heavily used as a shortcut for traffic coming from Bonifant Road to New Hampshire.

To add more traffic coming onto Notley would be courting not only traffic congestion but also endangering all those drivers and their passengers as well as pedestrians and bicyclists using Notley road.

I ask that the application be denied and the safety of those currently using Notley be considered of paramount importance. Endangering lives is not an alternative.

Sent from my iPhone

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville
Date: Tuesday, July 8, 2025 7:58:45 AM
Attachments: [Outlook-mcii0pf4.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Monday, July 7, 2025 5:57 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville

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

We are writing to launch our official opposition to the proposed project of 150 townhomes at the end of Notley Road at New Hampshire Avenue. We live at 13815 Notley Road. The traffic issues of 150 homes added to our already insanely congested road which our children cannot walk on or even ride a bike is preposterous. That amount of traffic added to Notley Road as well as Sherwood Forest would be devastating to our community. There are only proposed entrances and exits on Notley Road which would exacerbate the traffic issues we already face. Notley was not built to be the pass-through that it has turned into and adding this amount of homes to an already very busy street causes massive problems. Why is there not an entrance on New Hampshire? A light will be necessary and we do not think that that will even help this situation. We are baffled by how awful this will be for an already crowded and overused road.

In addition, we have major concerns about our school system. Westover elementary does not have the space for the amount of children this would likely bring. We would end up with an inordinate amount of portable buildings and cause massive problems for teachers and staff. This is a huge concern for us.

This project is less than a quarter of a mile from us on our street and a throughway we must travel daily for work, school and other outings. A development of this magnitude would cripple our ability to navigate our daily life.

We also have concerns about how this affects the character and intention of our neighborhood. We don't have townhomes. We all live in homes that sit on larger lots with lots of space between neighbors. This just does not fit in with Sherwood Forest. Granting exceptions to allow something that goes in the opposite direction of our neighborhood feels grossly out of sync.

We truly hope that you consider our concerns.

Respectfully,

[REDACTED]

13815 Notley Road

[REDACTED]

Tettelbaum, Emily

From: MCP-InfoCounter
Sent: Friday, June 20, 2025 12:35 PM
To: Tettelbaum, Emily
Subject: FW: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

-----Original Message-----

From: [REDACTED]
Sent: Thursday, June 19, 2025 7:34 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

I am writing to oppose the building of townhomes on Notley Road at New Hampshire Ave.

I live off Notley Rd at 13712 Berkley Road, and it is already impossible to get out of our subdivision, and it is incredibly dangerous. Adding more traffic to the stretch of road between Randolph and Peach Tree would be disastrous.

In addition, I moved out here to get away from the noise of the Beltway in lower Montgomery County. We hear birds during the day that we did not in the city and frogs and owls at night. This neighborhood is a haven for those wanting a country-like feel while still being close to a grocery store. Please don't ruin the beauty of the area with the noise and traffic of 150 additional residences.

[REDACTED]
13712 Berkley Rd
Silver Spring, MD 20904

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F20250680 Notley Rd townhomes in Colesville
Date: Wednesday, July 9, 2025 11:30:34 AM
Attachments: [Outlook-fgmzrkx5.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 8, 2025 1:36 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Cc: councilmember.mink@montgomerycountymd.gov
<councilmember.mink@montgomerycountymd.gov>
Subject: Opposition to F20250680 Notley Rd townhomes in Colesville

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

Hello,

I am writing as a concerned resident of Colesville regarding the proposed construction of 150 townhomes within one mile of my home, near the intersection of Notley Road and New Hampshire Avenue. While I understand the need for housing growth, I strongly oppose this development in its current form due to its disproportionate impact on our community.

Traffic and Road Safety

The intersection of Notley Road and New Hampshire Avenue is already heavily congested, especially during rush hours and school drop-off and pick-up times. Adding 150 units will significantly increase vehicle volume, exacerbating delays and raising safety concerns for drivers, pedestrians, and cyclists. This is particularly troubling for families with young children who walk or ride buses in the area. Additionally, Notley Road does **not** have sidewalks or designated pedestrian walk paths, making it unsafe for increased foot traffic that would inevitably result from such a large development. The absence of proper pedestrian infrastructure underscores why this location is not suitable for high-density townhome construction. To make matters worse, the C8 bus stop in the immediate area was recently removed, further reducing public transportation options and forcing even

more residents to rely on cars, worsening congestion and parking demand.

Drainage, Runoff, and Environmental Impact

The proposed site sits on a slope that channels water—and unfortunately, trash—directly toward neighboring homes and yards, including mine. The construction of two large assisted living facilities in recent years has already increased water runoff and caused noticeable drainage problems for nearby properties. Additional impervious surfaces from high-density development will almost certainly worsen runoff and increase flooding risk during heavy rain events. This is especially important to me because much of that water ends up pooling in my front yard. I have already spent thousands of dollars trying to rectify the issue, to no avail. This ongoing problem could become significantly worse if more large-scale construction is approved.

Moreover, our neighborhood is adjacent to a park, mature trees, a creek, and forested habitat that supports local wildlife. Clear-cutting trees and paving over green space for high-density housing threatens the ecosystem, degrades air and water quality, and diminishes the natural character of our community.

Impact on Schools

Westover Elementary School is an excellent school, and one of the reasons many families—including mine—have chosen to live here. This school is already operating near capacity. A sudden influx of new students from a large-scale development risks overcrowding classrooms, straining resources, and undermining the school's ability to maintain its high standards. This is particularly concerning as I have young children who will be attending Westover in the coming years.

Community Character and Quality of Life

Our neighborhood consists primarily of single-family homes with ample green space. High-density townhomes would fundamentally change the character of the area, creating parking shortages, reducing privacy, and introducing noise and congestion incompatible with the existing community.

Request

I respectfully urge you to:

- Deny approval of this high-density proposal, or
- Require a comprehensive traffic, drainage, and environmental impact study before any consideration, and
- Engage local residents in transparent discussions about alternative plans that preserve the character and livability of our neighborhood.

Thank you for your attention to this matter. I look forward to your response and to participating in any future hearings or community meetings on this proposal.

Sincerely,

[REDACTED]

313 Greenspring Ln

Silver Spring, MD

[REDACTED]

[REDACTED]

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250680 Notley Road Townhouses in Colesville
Date: Monday, July 7, 2025 8:22:59 AM
Attachments: [Outlook-5aolpy0b.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Friday, July 4, 2025 6:01 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Road Townhouses in Colesville

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

E-mail: mcp-infocounter@mncppc-.org

Subject: Opposition to F 20250680 Notley Road Townhouses in Colesville

My name is [REDACTED], 13530 Sherwood Forest Road, Silver Spring, MD 20904

I vehemently oppose the above-referenced Notley Townhouse Project on the basis of environmental and traffic factors.

The project will be located in an area that already has too much construction. These projects have displaced a huge amount of wildlife (birds, deer, foxes) that have been separated from important food (vital foraging lots) and shelter sources. There are always dead animals along New Hampshire Avenue and other deer moving with injured limbs due to vehicle impact by impatient speeding drivers. Deer are “a keystone species” – an organism that helps maintain a balance in the ecosystem. Their grazing directly and indirectly impacts many plants and animals. Deer help achieve a natural equilibrium as the living organism within a perfectly functioning ecosystem in which living and nonliving organisms regulate each other’s populations.

There have been several serious accidents on the segment of New Hampshire Avenue where this new project will be located (including two schoolbus accidents that I know of). Naturally, the delays associated with these accidents have only increased traffic issues. In addition, traffic targeting Notley Road often seeks shortcuts down nearby streets such as Sherwood Forest Drive – further endangering residents on Sherwood Forest as they

walk their dogs while dodging cars taking these shortcuts. The residents had speed bumps installed on Sherwood Forest Drive, but, sadly, the speed bumps have not been successful in quelling the prominence of speeding cars. It is only a matter of time before a resident and his dog are tragically killed by these speeding cars.

Needless to say, all of this has greatly diminished the environmental factors contributing to the quiet enjoyment of residents attracted to Sherwood Forest and other parts of Colesville. Fed up with the construction, some residents have left Maryland for other parts of Maryland (i.e., Potomac which I understand knows how to control this type of cumbersome and annoying construction) and other parts of the US. Silver Spring was ranked high among places to live previously. This ranking is at perilous risk. Colesville will not tolerate another of these construction projects. The speculators behind this project should find another project location – far away from Silver Spring whose residents and wildlife cannot tolerate this infringement.

From: [Garcia, Kayla](#)
To: [Tettelbaum, Emily](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Wednesday, June 18, 2025 8:48:48 AM

Forwarding!

From: [REDACTED]
Sent: Tuesday, June 17, 2025 4:24 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Re: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

Good afternoon:

My name is [REDACTED] at 15108 Centergate Drive. I oppose F 20250680 Notley Rd townhouses in Colesville. While I am not opposed to a MUCH SMALLER number of townhomes, e.g., 20, I absolutely oppose the proposed development. Montgomery County can't handle the amount of traffic presently on New Hampshire Ave. Stonegate has been asking for YEARS for a traffic light at Stonegate Drive and New Hampshire Ave due to the almost bi-weekly car accidents occurring at that intersection. My emails go unanswered. If you add 300 drivers to New Hampshire Ave every day, it's going to be an irresponsible mess.

Schools will become even more overcrowded, and infrastructure will be burdened. We did not buy a house in Stonegate to deal with the type of noise, pollution, and traffic this development would bring.

Please reject this proposal in its current form. "20 is plenty.

[REDACTED]

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F20250680 Notley Rd townhouses in Colesville
Date: Tuesday, July 8, 2025 7:58:05 AM
Attachments: [Outlook-qgodn01v.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Monday, July 7, 2025 5:32 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F20250680 Notley Rd townhouses in Colesville

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

I want to go on record that I oppose the proposed construction of townhouses on Notley road. I am about a quarter mile from the proposed development. I oppose the development because it will increase traffic in the area and increase the neighborhood density, which will not be good.

[REDACTED]
118 Carlisle Dr, Silver Spring, MD 20904

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Jane Lanning](#)
Subject: LMA H159 Comments
Date: Monday, September 1, 2025 4:45:41 PM

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

[REDACTED] would be happy to see 18 single family homes built in accordance with the approved master plan.

We strongly oppose ignoring the master plan and building townhomes on Notley Rd, let alone 150 of them built 50% higher than the law and zoning allow.

Please don't do this to our community.

Thanks for allowing us to voice our opinion in this quality of life matter,

[REDACTED]

Attachment C

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: MNCPPC.org Website Feedback
Date: Monday, June 30, 2025 8:08:00 AM
Attachments: [Outlook-1cla2ql0.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: WebManager <webmanager@MNCPPC.ORG>
Sent: Saturday, June 28, 2025 9:07 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: FW: MNCPPC.org Website Feedback

From: MNCPPC Central Administration Services <noreply@mncppc.org>
Sent: Saturday, June 28, 2025 9:07:12 PM (UTC-05:00) Eastern Time (US & Canada)
To: WebManager <webmanager@MNCPPC.ORG>
Subject: MNCPPC.org Website Feedback

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

Provide Your First and Last Name

[REDACTED]

Provide your email (email-name@provider.com)

[REDACTED]

What is the purpose of this contact?

F20250680 plan

Reason for contacting us.

Montgomery Planning Board

How can we help you?

The proposed development of 150 townhouses on a small lot off Notley Road is inappropriate for the following reasons. Having not studied the proposed development in detail there are obvious problems. The Notley Rd./New Hampshire Ave. intersection is already over crowded at rush hour. A traffic light is needed now and with 150 additional dwelling units the situation will be worse. Access to the townhouse subdivision must be available from New Hampshire Ave. as well as Notley Rd. Notley Rd. must be expanded to accommodate the additional traffic. Appropriate measures must be required to prevent water runoff. Water

Attachment C

retention ponds must be required to minimize additional water pollution such as development will cause.
Thank you. Lars Larson

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 2025 0680 Notley Rd townhouses in Colesville
Date: Friday, July 18, 2025 10:32:13 AM
Attachments: [Outlook-slzvegxf.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Friday, July 18, 2025 9:25 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 2025 0680 Notley Rd townhouses in Colesville

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

To the Montgomery County Planning Board-

I am writing to oppose the building of 150 townhomes in Colesville, off Notley Road at New Hampshire Avenue. There are several reasons for my opposition:

Traffic:

- The traffic on Notley Road heading either to New Hampshire Avenue or Bonifant Road is very likely to increase dramatically. This would especially add to the already dangerous situation where traffic coming off Notley must turn left or right onto New Hampshire Avenue in the face of heavy traffic on New Hampshire, especially during rush hours. It would also likely back up traffic onto Notley Road itself, pushing congestion further into the neighborhood roads that feed into Notley.
- In addition to congestion, the traffic noise would also increase, adding to the noise already coming from the Intercounty Connector (Maryland 200) that reaches into the local neighborhoods.

Environmental Effects:

- Right now the neighborhood environment is considerably more natural, with forest areas and porous groundcover able to absorb a great deal of the rainfall we get. Adding 150 townhomes as proposed will cut down large parts of the forest, cover much of the natural porous groundcover with concrete and asphalt, and increase the occurrence of surface flooding significantly.

Lack of Clean Energy Building Requirements:

- I have not heard of any clean energy requirements for this townhouse construction. These requirements ought to include:
 - all the HVAC systems should be built as geothermal systems (which is so much easier to do during initial construction rather than later).
 - every townhome should be built with enough solar panels to provide for electrical power needs.

Even if the Traffic and Environmental Effects on the neighborhood could somehow be mitigated (and

I don't see how they could be), providing for the heating, cooling, and electrical demands of 150 townhomes without requiring geothermal and solar panel solutions for meeting those demands will only increase the demand from other energy sources. And that will only increase the carbon footprint of Montgomery County.

As I live about 1.5 miles from the proposed construction, this is all of great concern to me. Please do not approve this proposal!

Thank you,

[REDACTED]

339 Scott Drive
Silver Spring, MD 20904

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville
Date: Wednesday, July 9, 2025 11:32:25 AM
Attachments: [Outlook-j5r2z2lt.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
kayla.garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Monday, July 7, 2025 10:31 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Cc: [REDACTED]
Subject: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville

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

To Whom It May Concern

We oppose the zoning request for 150 townhouses to be built on Notley Road and New Hampshire Avenue because the project will create traffic congestion, and disruption in the neighborhood.

We hope this opposition will be sustained.

Thank you,

[REDACTED]
14110 Royal Forest Lane
Silver Spring, MD. 20904

Sent from my iPhone

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Wednesday, July 9, 2025 12:31:21 PM
Attachments: [Outlook-ovl24ira.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Wednesday, July 9, 2025 12:26 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Cc: [REDACTED]
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

To Whom It May Concern,

My name is [REDACTED], and I am the homeowner of 143 Amberleigh Drive, Silver Spring, MD 20905. **I am writing to express my strong opposition to the zoning request F-20250680 for the construction of 150 townhomes at the intersection of Notley Road and New Hampshire Avenue.**

My family recently moved to this area in January 2025, drawn by its quiet, low-density environment. Colesville offers a unique charm within Montgomery County — with smooth traffic flow, a peaceful, non-competitive atmosphere, and well-spaced, family-friendly neighborhoods.

Adding 150 new townhomes just 1.5 miles from my home would significantly increase traffic congestion, noise, and strain on local infrastructure. It would disrupt the very qualities that make this community so livable.

Furthermore, this area is part of our daily commute, and such development will negatively affect travel time. The added population will also place pressure on local schools, potentially leading to overcrowded classrooms and reduced quality of education.

For these reasons, I respectfully urge you not to approve zoning request F-20250680.

Thank you for your attention and for supporting the well-being of our community.

Best regards,

[REDACTED]

143 Amberleigh Drive
Silver Spring, MD 20905

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville
Date: Wednesday, July 9, 2025 11:32:00 AM
Attachments: [Outlook-ij2uemyd.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 8, 2025 10:26 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville

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

Dear Montgomery County Planning Board,

I am writing to strongly urge you to reject the request F 20250680 to change the zoning for 9 acres along Notley Road (where it intersects with New Hampshire Ave) from R-200 to allow construction of 150 townhomes with a height of 60 ft.

Adding this townhouse development will significantly negatively impact traffic on Notley Road and Sherwood Forest Drive and further degrade the character of the neighborhood. The amount of traffic on both roads is already higher than it should be for a residential area of this size. I have resided within 0.5 miles of the proposed site on Notley Rd since 2005-- at 13701 Sherwood Forest Drive—and have frequently experienced the negative effect of the amount of traffic that already exists.

The already higher amount of traffic on both Notley Road and Sherwood Forest Drive is due in part to alot of “cut-through” motorists. They don’t live in the surrounding neighborhoods, but have found they can avoid traffic lights when going from Bonifant Road to either New Hampshire (by taking Notley Road) and/or from New Hampshire to Randolph Road (by taking Notley and then Sherwood Forest Dr).

Neither Notley nor Sherwood Forest Dr have traffic lights where they intersect with New Hampshire or Randolph Rd, and as a result, traffic frequently backs up on Notley or Sherwood Forest at those intersections during rush hour.

The combination of the current amount plus speed of traffic on Notley Road and Sherwood Forest Dr also make both roads unsafe for pedestrians and bicyclists. Neither road has shoulders or complete sidewalks along their entirety, and many cars don’t obey the posted speed limits. Some cars also don’t obey the 3-way stop sign at Notley and Sherwood Forest. The

speed bumps that have been installed on both Notley and Sherwood Forest have done very little to reduce speeding— most cars either simply speed back up between the bumps and/or barely slow down to go over them.

As a result, I never walk my dogs or bicycle in that area on Notley Road and I try to avoid walking my dogs or cycling on Sherwood Forest Drive as much as possible.

Building 150 townhouses that will likely add between 150—300 vehicles (assuming most townhouse owners have at least 1-2 vehicles) to the current level of traffic will make the already-bad situation much worse. As a result, I strongly urge you to reject this zoning request.

Thank you for your attention.

[REDACTED]

13701 Sherwood Forest Dr
Colesville MD 20904

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250660 Notley Road townhouses in Colesville
Date: Thursday, July 17, 2025 11:02:08 AM
Attachments: [Outlook-jvvr4kkb.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Wednesday, July 16, 2025 3:49 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250660 Notley Road townhouses in Colesville

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

Sent from my iPhone

This is [REDACTED].

In an earlier email to you I explained my reasoning in opposing the construction of townhouses on Notley Road.

I noted that there were 5 roads exiting onto Notley already. I stand corrected. There are 10 roads exiting onto Notley.

For the reasons I previously detailed, I urge that the proposed construction of townhouses on Notley Road be denied.

(See July 8 email).

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION TO F20250680 NOTLEY ROAD TOWNHOUSES IN COLESVILLE
Date: Wednesday, July 9, 2025 11:29:43 AM
Attachments: [Outlook-u4mpnnmp.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 8, 2025 2:13 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION TO F20250680 NOTLEY ROAD TOWNHOUSES IN COLESVILLE

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

I am sending this email for [REDACTED], my neighbor across the street as she doesn't have a computer.

My name is [REDACTED], 14021 Cricket Lane, Silver Spring, MD 20904 and I oppose this application for Notley Rd townhouses in Colesville. Opposition to F20250680.

150 townhouses is overwhelming to the 2 lane Notley Rd. and New Hampshire Ave intersection. This density is in opposition to the Master Plan. There will be overcrowding in schools, environmental changes, noise level, lines of cars waiting in traffic, more school buses, major draining to our shopping center services, lack of parking spaces available at our stores. The number of residents, their families plus their extended families and friends will continue to be problematic. Notley Rd. and New Hampshire Ave are my everyday lifeline since I live in the Three Meadows Development which is one entrance/exit onto Notley Road.

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F20250680 Notley Road Townhouses in Colesville
Date: Wednesday, July 9, 2025 11:29:09 AM
Attachments: [Outlook-d5xlbcbl.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 8, 2025 4:50 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F20250680 Notley Road Townhouses in Colesville

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

My name is [REDACTED] and my address is 14020 Cricket Lane, Silver Spring, MD 20904. I am strongly opposed to building townhouses on Notley Road. The application for Notley Road townhouses F20250680 is the worst possible idea.

This would cause terrible congestion. It would impact the community in an extremely negative way and there is no need for them to be built.

Notley Road is a minor two lane road which in no way supports 150 townhouses.

We don't have sufficient facilities to support this influx of people. It would hamper emergency vehicles from accessing our community.

I doubt that there is a single Colesville resident that would welcome this construction and subsequent deterioration of the area. I have been a resident for over 50 years and would hope that good sense will prevail and this application will be denied.

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses
Date: Monday, July 14, 2025 10:08:01 AM
Attachments: [Outlook-lbq4xaeq.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Friday, July 11, 2025 9:58 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses

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

Dear Planning Commission,

My name is [REDACTED], and I reside at 13401 Sherwood Forest Dr., Silver Spring, MD 20904. I am writing to express my concern about the proposed development of a large number of townhomes at Notley Road and New Hampshire Avenue.

As a resident of the Sherwood Forest neighborhood, which abuts Notley Rd., I am deeply concerned about the impact this project will have on traffic, safety, and overall community well-being.

Sherwood Forest Dr., which connects to Notley Rd., is frequently used by vehicles as a cut-through to Randolph Rd. However, it lacks sidewalks, and many of us—myself included—regularly walk along it. This includes children and families heading to Westover Elementary School, which is located within our neighborhood. Increasing traffic through Sherwood Forest's sidewalk-less roads would significantly elevate the risk of accidents and harm to pedestrians—something the proposed development would dramatically worsen.

The development plan cites alignment with the county's goals of building walkable communities, yet this proposal seems to contradict that mission by endangering the walkability and safety of existing nearby residential streets.

Additionally, the plan offers no reasonable options for managing traffic flow. Exiting our neighborhood is already a challenge—both Randolph Rd. and New Hampshire Ave. regularly experience heavy congestion during peak hours, making it difficult and sometimes unsafe for residents to enter or exit. The housing density of this plan will only compound congestion and heighten safety risks. Any feasible solution would likely require additional traffic signals to

make exiting safely possible. Given that the nearby New Hampshire and Randolph intersection is already heavily congested and surrounded by multiple traffic lights, this would only worsen existing traffic conditions for both residents and commuters.

While I support the creation of more housing in general, I strongly believe that this specific location cannot reasonably support the scale of development being proposed. I urge you not to approve this plan in light of the serious traffic and safety concerns it presents for current and future residents.

Thank you for your time and consideration.

Sincerely,

[REDACTED]

13401 Sherwood Forest Dr.
Silver Spring, MD 20904

Attachment C

From: [MCP-InfoCounter](#)
To: [Leftwich, Troy](#)
Subject: FW: Opposition to F 20250680 Notley Rd Townhouses in Colesville
Date: Monday, July 21, 2025 8:42:28 AM

From: [REDACTED]
Sent: Friday, July 18, 2025 2:04 PM
To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>; MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd Townhouses in Colesville

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

Dear Mr. Leftwich:

I am writing to express my opposition to the proposed development of up to 150+ townhouses on Notley Road in Colesville. I reside directly across from the area and thus have direct knowledge of the many issues with this proposal. I have listed them below.

1. Traffic

This proposal will mean at least 300 more cars dumping onto Notley Road every day, at least twice per day. This will be exacerbated by the lack of access to New Hampshire Avenue to and from the proposed development. Notley Road is a small one lane residential road, not able to handle this kind of traffic, particularly so close to New Hampshire Avenue, where there is already substantial congestion. Trying to get onto New Hampshire Avenue from Notley Road is already extremely challenging, particularly during the morning and afternoon/evening rush hours. Making a left is downright dangerous and even making a right can require waiting for several minutes as cars back up along Notley Road. I sometimes have trouble getting out of my cul-de-sac, Petwyn Ct, onto Notley as a result.

This proposed development will create a bottleneck on Notley Road right at New Hampshire Avenue, leading to more accidents at that intersection (there are already several per year) and more congestion on both Notley and New Hampshire.

Even if a traffic light is installed, this will result in daily backups and increased congestion on New Hampshire Avenue and particularly on Notley Road. It will also guarantee that Notley will become even more of a cut-through street for traffic going to Randolph Road and Bonifant Road. This will create unsafe conditions for residents, students at bus stops, and pedestrians trying to use this residential one-lane road. Increased accidents and injuries will result.

2. Lack of parking

The design of the proposed development does not allow for adequate parking for visitors of the 450+ people that would be living in these townhouses. (The developer told us that they believe each townhouse will have an average of 3 people residing there, which sounds like an underestimation to me.) It is likely that many of these proposed residents will be multi-generational families with more than 2 cars per household. Parking on New Hampshire is not an option so where will these additional cars go? It is likely that these additional cars will be parked on Notley Road and perhaps in the cul-de-sac directly across from the proposed development. Parking on Notley will create dangerous conditions, particularly with the increased traffic. Parking on the cul-de-sac across the street, Petwyn Ct, will not be conducive to neighborhood harmony, if those living in the homes on that cul-de-sac cannot park there or have their guests park there, because of the townhouse overflow.

3. School overcrowding

Westover Elementary is a small school that is already at capacity. There will undoubtedly be many elementary aged children in this new development, leading to overcrowding of Westover. If each unit has 1 elementary aged child, that is 150+ new students!

The Northeast consortium of high schools would also be affected since school choice depends on capacity at the schools.

The developer is not being asked to do anything or pay any premiums to address this.

4. Commercial center overcrowding

The commercial center at New Hampshire and Randolph, which includes a Giant grocery store, is already one of the busiest I have ever seen. Parking is nearly impossible to find during busy times. This development will make the situation much worse.

5. Not in character

This development is not in character with the rest of Notley Road. Notley Road is exclusively single family homes with lots that are at least 1/2 acre. This development should be for 18 single family homes on the 9 acres, instead of 150+ townhouses. If this proposed development was for single family homes, I would have no issue with it. None of the issues I have listed would be a concern.

Thank you for your consideration. I would hope the county will take the concerns of existing residents and taxpayers seriously.

Sincerely,

[REDACTED]

Petwyn Ct homeowner

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville
Date: Wednesday, July 9, 2025 11:31:19 AM
Attachments: [Outlook-0x1gxmtt.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 8, 2025 11:24 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville

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

Hello,

This is [REDACTED], 313 Greenspring Ln, Silver Spring MD 20904, writing to oppose this development because of the immense traffic congestion on Notley Rd and the Flooding concerns.

Thanks

[REDACTED]
313 Greenspring Ln, Silver Spring MD 20904

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Thursday, July 17, 2025 11:08:31 AM
Attachments: [Outlook-pciggdca.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Wednesday, July 16, 2025 8:03 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

Good Morning,

My name is [REDACTED], and I live at 335 Scott Dr, Silver Spring, MD 20904. We are a family of four, and my two children who are ages 10 and 8 attend Westover Elementary School.

I am writing to express my opposition to the building of 150 townhomes at 13715 Notley Rd, Silver Spring, MD 20904.

My family and my neighborhood believe that this development would have an overall negative impact on our community.

We are already currently underserved regarding traffic flow, foot traffic, and community resources, especially for children, and this potential development would exacerbate problems for all of those components.

Notley Road is a narrow, two-lane road with only one lane travelling in each direction, and has no shoulder area. It is one of the main avenues we use to get in and out of our neighborhood, it allows us to access New Hampshire Avenue at one end and Bonifant Road at the other end. This road is important because it serves as the one avenue to access grocery stores and limited local shops. Notley road is also a popular cut-through for non-residents who are trying to short-cut the corner and avoid the traffic lights at New Hampshire and the ICC, and New Hampshire and Bonifant.

At the intersection with New Hampshire, Notley gets backed up daily with cars trying to pull out into the busy traffic on New Hampshire. Drivers trying to turn left onto New Hampshire have to cross 3 lanes of southbound traffic, and the major challenge of

crossing northbound cars turning left onto Notley. It can take a long time to get out especially during rush hour. This makes people use the other end of Notley which also gets backed up at the light on Bonifant, so people cut through the Northwyn Drive neighborhood.

(Just as a note - Bonifant road is also only a two-lane road until Layhill, and it also gets backed up by local and commuter traffic trying to either access the ICC or trying to bypass the bigger roads).

Notley is also already unsafe for pedestrians and bicyclists as there is no shoulder, and very few sidewalk sections (none of which exist on the end of Notley near New Hampshire Avenue). The sidewalks that exist are near the ICC overpass, and Nova court – and these sidewalks lead to nowhere – they end abruptly with no connection to side streets or neighborhoods. Adding townhomes to the end of Notley road would increase the danger to pedestrians by adding more automobile traffic AND foot traffic.

Adjacent neighborhoods like ours get the overflow traffic with people trying to find ways around the back-ups on the major roads. Drivers cut through Sherwood Forest to find a “quicker” route to Randolph Road. Since there are speedbumps on Sherwood Forest, motorists often choose Vierling to cut through, and they drive too fast. This traffic already endangers pedestrians as the Vierling loop with Stoner, Mills, and Scott Drive is a popular place for families and children to walk and ride their bicycles. There are NO sidewalks in these neighborhoods. Children walk to school on these roads, and the cut-throughs typically lead the cars past Westover Elementary School.

The addition of townhomes would overcrowd the neighborhood which does not have the infrastructure to support it. Westover Elementary is one of smallest elementary schools in the county, and it is already being pushed to its limits as to student capacity. The school would become overcrowded and lead to unsafe conditions.

We are already currently underserved regarding traffic flow, foot traffic, and community resources, especially for children, and this potential development would exacerbate problems for all of those components.

Local families have spent their hard-earned money to buy their homes in this area that has strived to maintain a balance with the natural habitat. My husband and I purchased our home in September 2009, and we have seen the change over the years as building the ICC took down much of the forested area, added noise pollution, and created more traffic. With the building of the ICC there was a promise of more resources such as interconnected pathways and recreation areas. All we got was a paved walkway along the ICC from Notley Road to New Hampshire – with no way of surrounding neighborhoods to safely access it.

This is personal for our family and neighbors – the addition of townhomes is not to serve the community or to help people, it will serve the pocketbook of a developer trying to make some money on the land that he has acquired. It is not to alleviate any problems but it will create more issues that the families in the neighborhood will be left to deal with.

I hope that this letter can help the Planning Board and County Council realize that re-zoning this land is a bad idea. It was not the original intention of the land, and changing it will not serve the community. We oppose this project of re-zoning and adding more density with 150 townhomes to Notley Rd & New Hampshire Avenue. Please consider the growing families with young children in your decision and OPPOSE this zoning request.

Thank you,

[REDACTED]

Attachment C

From: [MCP-InfoCounter](#)
To: [Tettelbaum, Emily](#)
Subject: FW: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Friday, June 20, 2025 12:35:36 PM

From: [REDACTED]
Sent: Friday, June 20, 2025 9:17 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

[REDACTED]
813 Midland Road
Silver Spring, MD
(Paint Branch Farms)

This email is to express OPPOSITION to the building of 150 townhouses at Notley Road and New Hampshire because:

- this will increase TRAFFIC in a major way. Especially, creating back-up for turning left on Notley from New Hampshire
- this will create overcrowding at schools. smaller classroom sizes are ideal for children. This will especially be hurtful for schools in our area who already have low school ratings. As a community we should be looking to improve the ratings of our schools. The order should be: improve school ratings first, this will increase school funding which would allow for adding more space and teachers, which causes people to want to move-in to the area, and then you build once the schools are prepared for more students.
- this would introduce density that is opposed to the master plan
- and this would impact environmental factors and change the character/noise level of the community

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: Notley Road Townhouses
Date: Monday, July 14, 2025 10:07:32 AM
Attachments: [Outlook-qtotkhrs.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Friday, July 11, 2025 10:16 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Notley Road Townhouses

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

I am writing to voice my objection to the planned townhouses on Notley road.

This building project is in violation of zoning laws.

The local infrastructure can not support the size of this project.

Impact is obvious. Traffic, schools, power grid, support services.

I am keeping this letter brief because I assume you have heard about this from many locals. I am pessimistic about the outcome because these decisions are usually determined by short term monetary gain, I feel the only recourse will be voting against those who support this in the next round of elections.

Thanks for your attention,

[REDACTED]

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, July 7, 2025 8:11:16 AM
Attachments: [Outlook-vq0esx4p.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Saturday, July 5, 2025 10:32 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

Hello,

I am writing because I am vehemently opposed to the plans to build new townhouses at Notley Rd and New Hampshire. This area is already congested, and I worry about traffic, noise, overcrowding, a loss of nature, and a loss of peace. I think this change would greatly reduce the quality of life for those already living here, and I strongly oppose this construction. Thank you for taking my stance into consideration.

[REDACTED]

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250680 Notley Rd townhouses in Colesville
Date: Tuesday, July 8, 2025 1:48:31 PM
Attachments: [Outlook-norsbqb4.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
kayla.garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 8, 2025 12:14 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd townhouses in Colesville

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

Dear Sir/Lady,

The purpose of this email is to express my opposition to changing the residential zoning from R-200 (1 single-family home per 1/2 acre) to CNRF with R-1.0 to build 150 townhouses in a 9-acre property close to the intersection of Notley Rd. and New Hampshire Ave.

I live approximately 1.1 miles from the proposed building site. The proposed development would completely change Notley Rd. as we know it. Currently, on rush hours during the school year, it is possible to see backed up traffic driving north on Notley Rd. waiting to turn at Bonifant Rd., and also backed up traffic driving south on Notley Rd. waiting to turn at New Hampshire Ave. The construction of 150 townhouses would bring approximately 230-250 additional vehicles housed in Notley Rd., that can only traffic in and out of the development through its single access at 13715 Notley Rd. This added local vehicle load is higher than the number of vehicles currently housed in single-family residences on Notley Rd. between Bonifant Rd. and New Hampshire Ave. This increase in local traffic due to townhouses-based vehicles, plus the increase in traffic indirectly associated with the development (school buses, small and large delivery trucks, contractors, mail delivery, etc.) and the traffic from commuters regularly driving in both directions on Notley Rd. between Bonifant Rd. and New Hampshire Ave. would result in very problematic traffic on this section of Notley Rd. This problem would not be minimized, in fact it would be made worse, even if traffic lights are placed at the intersection of Notley Rd. and New Hampshire Ave. and/or at the entrance of the proposed development at 13715 Notley Rd. Emergency vehicles (police cars, fire engines, ambulances, etc.), would also be frequently slowed down in their movement.

Last but not least, the significant increase in vehicle traffic along a road lacking sidewalks would also critically affect pedestrian safety in Notley Rd. The only way to improve the traffic problem caused by the proposed townhouse development would be to convert Notley Rd. from a

two-lane to a four-lane road which is not possible.

In synthesis, while there are several considerations (environmental, school capacity, etc.) that make the proposed development very worrisome, the above-described traffic issue makes it impossible to support.

A 150-townhouse development should be built on other properties that allow access from two roads or one avenue and one road to decrease traffic impact, as opposed to this ill-conceived high-density project on 13715 Notley Rd.

Thank you very much.

[REDACTED]

14307 Notley Rd.

Silver Spring, MD 20904

Attachment C

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: MNCPPC.org Website Feedback
Date: Tuesday, July 8, 2025 7:58:38 AM
Attachments: [Outlook-xdegqmhy.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: WebManager <webmanager@MNCPPC.ORG>
Sent: Monday, July 7, 2025 7:03 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: FW: MNCPPC.org Website Feedback

From: MNCPPC Central Administration Services <noreply@mncppc.org>
Sent: Monday, July 7, 2025 7:03:01 PM (UTC-05:00) Eastern Time (US & Canada)
To: WebManager <webmanager@MNCPPC.ORG>
Subject: MNCPPC.org Website Feedback

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

Provide Your First and Last Name

[REDACTED]

Provide your email (email-name@provider.com)

[REDACTED]

What is the purpose of this contact?

Opposition to F 20250680 Notley Road townhouses in Colesville

Reason for contacting us.

Montgomery Planning Board

How can we help you?

I wish to register my opposition to F 20250680, the plan to build 150 townhouses on 9 acres at the junction of Notley and New Hampshire Avenue in Colesville, Silver Spring, Maryland.

My opposition to the scheme is based on the following reasons:

1. The traffic on Notley Road is already too heavy, and can only get worse with the proposed development.

Attachment C

2. There will be increased pressure on schools and other facilities in the neighborhood
3. The proposed development is contrary to the general tenor of the neighborhood, and the master plan for its development.

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F20250680 notley rd townhouses
Date: Monday, July 14, 2025 3:57:14 PM
Attachments: [Outlook-sql3ok2h.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Monday, July 14, 2025 1:06 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>;
councilmember.mink@montgomerycountymd.gov
<councilmember.mink@montgomerycountymd.gov>
Subject: Opposition to F20250680 notley rd townhouses

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

The proposal F 20250680 is for a significant zoning change to allow the construction of 150 town homes where 4 single family homes currently exist. The density would be 14 homes per acre. They are also requesting a change in the height limitations to be up to 60 ft. This is significantly higher than any surrounding buildings.

Negative impacts to the current residence:

Increased Traffic on Notley which is a two lane road to New Hampshire or to Bel Pre would be astronomical. Estimate two homes have a minimum of two cars, two drivers that is 300 additional cars on the road at two intersections. There is no Metro within walking distance of this location to offset traffic.

No sidewalks on Notley to provide for walking or biking

Environmental impact to the area

This development will remove many existing mature trees that provide needed shade, currently providing homes to native birds, runoff water from the removal will impact the delicate ecosystem. The increase in pollution from 300 cars. The new landscape proposed will not come close to the ecosystem currently in place!!!! This area due to recent changes to weather has been experiencing flooding that the current drains have not been able to control.

The current elementary school Westover is already overcrowded with temporary classrooms already in place.

The proposed density of this project is a bad idea.

I hope that Kristin Mink our county council member will oppose this proposal as currently defined.

[REDACTED]

525 Beaumont Rd
Silver Spring, Md 20904

Sent from my iPhone

From: [REDACTED]
To: [MCP-InfoCounter](#); [Leftwich, Troy](#)
Subject: Townhouses on Notley in Colesville
Date: Tuesday, July 15, 2025 6:04:59 PM

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

My wife and I are opposed.

As longtime residents of the neighborhood, we have seen the increase in traffic to the point it is almost impossible to left turn onto New Hampshire from Notley during the day. The increase traffic with 150 townhouses will make traffic absolutely impossible and cause everyone to seek routes through alternate streets in the neighborhood and turn them from walkable to dangerous.

We see no benefit to the local community for this high density housing, it appears to just be for the benefit of some investors. The investors will make a bunch of money, and the impact will fall on the local community

[REDACTED]
13808 Overton Lane
Colesville, Md 20904

Sent from my iPhone

Attachment C

From: [Smith, Parker](#)
To: [Leftwich, Troy](#)
Subject: FW: Opposition to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, July 21, 2025 8:42:20 AM

From: [REDACTED]
Sent: Friday, July 18, 2025 10:58 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>; Leftwich, Troy
<Troy.Leftwich@montgomeryplanning.org>
Subject: Opposition to F 20250680 Notley Rd townhouses in Colesville

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

My name is [REDACTED] and I live at 14305 Notley Road, Silver Spring MD 20904. I STRONGLY oppose the zoning request for 150 town homes to be built at the corner of Notley Road & New Hampshire Avenue for a number of reasons:

- 1) Notley Road is not designed for high volume traffic flow and it is already too busy for the residents here. Cars are currently speeding through this residential area, cutting through the neighborhood to get to Bonifant Road. My son was struck by one of those speeding cars several years ago and he almost died from his injuries. I feel unsafe even going to the street to get mail from my mailbox because of all the existing traffic on this road. This proposed development would only make matters significantly worse.
- 2) I am also concerned about the destruction of the natural habitat making the area more susceptible to soil erosion, flooding and increased run off into the near-by stream. That stream runs very close to my house and other adjacent properties.
- 3) That proposed development would be completely out of scale and alignment with the existing community. It would create a traffic situation which would increase congestion and exacerbate current challenges to navigate the New Hampshire Avenue/Notley Road intersection particularly at peak hours.
- 4) It would strain public resources-- police, fire, water, sewer, garbage disposal and electrical grids, schools.
- 5) Did anyone ask the members of this community for input before this proposal was put forward? It appears that there was limited community involvement although these decisions negatively impact the residents here. This proposed development is NOT what this community needs.

In summary, my input is NO to this proposal.

[REDACTED]

Tettelbaum, Emily

From: MCP-InfoCounter
Sent: Friday, June 20, 2025 12:35 PM
To: Tettelbaum, Emily
Subject: FW: Notley Road housing development

-----Original Message-----

From: [REDACTED]
Sent: Thursday, June 19, 2025 6:42 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Notley Road housing development

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

My name is [REDACTED]. My address is 1017 Orchard Way, Silver Spring, MD 20904. I live one mile from the proposed housing development at the intersection of New Hampshire Avenue and Notley Road, on the west side.

I have many concerns:

The master plan does not allow for a subdivision that is this big in this space.

The traffic issues it would create would contribute to an already heavy level of congestion during both rush hours.

There is concern regarding commuters using the residential side streets as a shortcut to avoid the congestion. In addition, this is a safety hazard for students waiting for the school bus in the morning and walking home in the afternoon. It disrupts the peacefulness of the neighborhood when there is excessive traffic. The noise level it would create is of concern.

There is potential for an impactful addition of students to already overcrowded classrooms in our neighborhood schools.

The environmental concerns are numerous.

I have strong objections to this development going up. It is my sincere hope that this will not happen.

Respectfully,
[REDACTED]

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250680 motley Road Town house
Date: Monday, July 14, 2025 10:08:12 AM
Attachments: [Outlook-gyfhsh2p.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Friday, July 11, 2025 10:52 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 motley Road Town house

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

Dear Sir/Madam Montgomery county planning board.

[REDACTED] a residences of 14124 cricket lane , Silver Spring MD 20904 oppose highly for proposed town house construction in the above location at Motley Road . We are already over squeezed with a very tiny road let alone to add another one hundred fifty townhouse. It will affect everything including schooling , environment and changing our way of life . I am rising five boys and this will bring more crowded what's already an overwhelmingly an overcrowded environment. We need more recreation spaces not more construction around Notly and the surrounding neighborhoods.

I hope the county will take this concern seriously and the project will not be going forward.

Respectfully,

[REDACTED]

Sent from my iPhone

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Wednesday, July 9, 2025 11:33:20 AM
Attachments: [Outlook-du0tdibb.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
kayla.garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 8, 2025 11:57 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

To: Planning Board

My name is [REDACTED] and I live at 14405 Northwyn Dr, Silver Spring, MD 20904. I am writing this email to formally OPPOSE the building of 150 townhouses at Notley Rd and New Hampshire Rd. These townhomes would take the place of just 4 single-family homes.

The main reason we oppose this proposal is because the traffic at that intersection will be significantly increased. Notley Road is a one lane, quiet road that intersects with a major road (New Hampshire Ave). My family drives this route twice a day. The huge increase in traffic at that intersection means that the one lane road will be backed up for a mile while the cars wait to turn onto New Hampshire. There are already numerous traffic lights near that intersection so adding a traffic light will only cause more congestion on New Hampshire Ave. Additionally, the traffic will drastically increase on the street where we live (Northwyn Dr) because cars use our road to bypass the traffic light at the intersection of Notley & Bonifant Rd.

Overall, this zoning request is very concerning to me. The traffic is going to be a huge problem impacting the long-standing citizens of Colesville. This townhome development should not be built in this location. Please deny this proposal for the sake of the Colesville residents like myself.

Sincerely,

[REDACTED]

Attachment C

From: [Smith, Parker](#)
To: [Leftwich, Troy](#)
Subject: FW: Opposition to F 20250680 Notley Rd Townhouses in Colesville
Date: Monday, July 21, 2025 8:41:38 AM

From: [REDACTED]
Sent: Sunday, July 20, 2025 10:17 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd Townhouses in Colesville

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

To Whom It May Concern,

This development will cause more traffic congestion, overcrowding in local schools and shopping centers, deforestation, flooding, pollution, rise in cost of living, destruction of biodiversity, strained public services, and so on

As a local to the 20904 area and Colesville, I strongly oppose this development.

Thank you for your time and attention.

[REDACTED]

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: Notley and New Hampshire
Date: Friday, July 11, 2025 11:41:03 AM
Attachments: [Outlook-zjux034c.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Friday, July 11, 2025 2:52 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Cc: Pam Solomos <psolomos@umd.edu>
Subject: Notley and New Hampshire

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

My name is [REDACTED] and I have resided at 13524 Sherwood Forest Drive Colesville MD 20904 for the past forty plus years. I am totally opposed to the attempt to change zoning and allow the construction of 150 town homes at the busy intersection of Notley Road and New Hampshire Avenue.

The addition of over 150 new residents and their vehicles to this already troubled intersection would be foolhardy. The resulting traffic overload would place my residence road in further jeopardy of being used as a by pass for the intersection . My house is roughly 1/2 mile from the property in question. There is some by pass traffic as it is often with little attention paid to speed limits. On more than one occasion I have seen drivers on this quiet street attempt to pass slower moving vehicles .Sherwood Forest Drive is most often a pleasant neighborhood street welcoming to walkers both those with pets and solo strollers Please do not let this obvious "follow the money" venture turn it into an escape route.for traffic

The above fails to mention the danger to pedestrians particularly on Notley road which has no waling space or sidewalks. Adding more people to the mix would only increase the possibility that someone might be hit by a car. The Montgomery County Government is already embarked on a program titled "Vision Zero" aimed at the elimination of vehicle related deaths.

I trust you will act wisely and deny this foolish endeavor. I thank you for the opportunity to voice my opposition

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouse in Colesville
Date: Monday, July 7, 2025 3:15:29 PM
Attachments: [Outlook-zyq0pzw4.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Monday, July 7, 2025 2:28 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouse in Colesville

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

My name is [REDACTED]. I live at 14300 Northwyn Dr. in Colesville.

I want to express my opposition to the zoning request for 150 townhomes to be built at the corner of Notley Rd and New Hampshire Ave.

This is not in keeping with the character of Colesville! It will cause a significant increase in traffic of which Notley Rd is overcrowded. It is already a congested area at the New Hampshire intersection.

Many cars use Northwyn Dr., where I live, as a cut through street from Bonifant when the light at Notley is red. Far too many speeders, trying to avoid the light at Bonifant and Notley, cut through my Northwyn Dr. making it very dangerous.

Also, introducing density that is opposed to the master plan, overcrowding at schools, environmental and changing character/noise level is not acceptable.

This project is with one quarter mile of my home on Northwyn Dr. and will adversely affect the traffic and noise level not to mention access to New Hampshire Ave.

I adamantly oppose this zoning change!

Sincerely,



From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 202500680 Notley Rd townhouses in Colesville, MD
Date: Monday, June 30, 2025 8:07:47 AM
Attachments: [Outlook-02iorsyb.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Saturday, June 28, 2025 6:38 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Cc: [REDACTED]
Subject: Opposition to F 202500680 Notley Rd townhouses in Colesville, MD

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

The purpose of this email is to express my opposition to
The aforementioned proposal.
My name is [REDACTED]. I live very close to the proposed site.
My address is 13705 Mills Avenue, Silver Spring MD 20904 .

Increased traffic is a major concern. Also the proposal will introduce density that is opposed to the master plan, overcrowding at schools, environmental and changes that will increase the noise level in my neighborhood. The proposed project is less than one mile from my home.

Please reply back to confirm receipt of my email express my opposition to F20250680.

Thank you.

[REDACTED]
Sent from my iPad

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: SUBJECT: OPPOSITION TO F 20250680 Notley Rd. Townhouses in Colesville
Date: Monday, July 14, 2025 10:07:05 AM
Attachments: [Outlook-ovu3jeiw.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Saturday, July 12, 2025 8:17 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>

Subject: SUBJECT: OPPOSITION TO F 20250680 Notley Rd. Townhouses in Colesville

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

Dear Sir/Madam,

I am writing to express my strong opposition to the proposed housing development in our neighborhood, *plan application number F20250680 – Notley Road*. While I understand the need for development in our city, I believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk. Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, and high-density housing complex.

Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. A extremely large number of townhomes could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, I strongly urge you to reconsider this proposed housing development. Again, while I recognize the need for city development, I believe that this project is simply not the right fit for our neighborhood.

Thank you in advance for your reconsideration and attention to this matter.

Sincerely,

[REDACTED]
Owner/Stakeholder in Colesville Community
330 Flannery Lane, Silver Spring/Colesville, MD 20904

Attachment C

October 15, 2025

Troy Leftwich
Planner III, Midcounty Planning
Montgomery County Planning

Transmitted Electronically via:
Troy.Leftwich@MontgomeryPlanning.org

Re: Opposition to LMAH159 (Rezoning) and F20250680 (Forest Conservation)

Dear Mr. Leftwich:

On behalf of the 31 resident homes in the Bonifant Woods homeowners community at the intersection of Notley Road / Royal Forest Lane / Amberleigh Road, the Bonifant Woods Home Owners Association writes in fierce opposition to the LMAH159 (Rezoning) and F20250680 (Forest Conservation) which, if passed, would impose 150 townhouses at 20250680 Notley Road in Colesville. Our Association, established with the building of our homes in 1996 – 1997, believes that the Master Plan that remains in effect and guides our expectation for this area should be upheld and respected in an unaltered manner. The imposition of the 150 townhomes is inconsistent and in violation of the Master Plan and should not be approved.

As residents, we know firsthand of the challenges and the character of our area. We could list a number of impacts we know will impact us, including the overcrowding of our schools, the stress on the public works and roads, the impassible traffic patterns that will stymie regular movement to both New Hampshire Avenue and Bonifant Woods, and more. Those issues, while very important and of concern, should not even rise to the discussion because on its face, the floating zone rezoning application should not be approved.

Reasons that warrant the disapproval include:

1. Substantial distortion and deviation from the Master plan currently in force for this area;
2. Disruption of the public interest, including the aforementioned reasons, as well as dismantling of the character of this community. We purposely chose to invest in our area that was not imbalanced with an overcrowding or over abundance of townhomes for a reason. Our preferences as residents and investors in our community should be respected; and
3. The study of the traffic will not support a safe environment (for not only drivers but those who are on foot or bike with limited area to travel) and will prove compatible with the application plans.

Any of the residents in the area will attest to the presence of green space and wildlife in our beautiful area. The destruction of the current plan would erode and destroy the environmental landscape for the deer and other wildlife that share our community. The obliteration of our community would be a travesty and again, is not consistent with the Master Plan for our area.

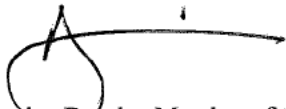
We ask for serious consideration of our position, and ask for our elected officials and county employees to heed the will of the residents who entrust the governance of our area to them to listen to our concerns and act accordingly. We will continue to oppose the current plan for 150 townhomes to be imposed upon us.

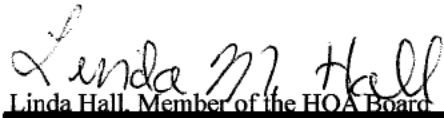
Should you need to reach out to the Board for follow up correspondence, please contact Mr. William England at [REDACTED]

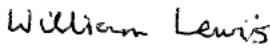
Attachment C

Respectfully submitted,

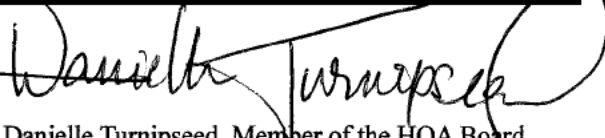

William L. England, Chair of the HOA Board
[Redacted]


Antoine Brooks, Member of the HOA Board
[Redacted]


Linda Hall, Member of the HOA Board
[Redacted]


William Lewis, Member of the HOA Board
[Redacted]


Jack McKay, Member of the HOA Board
[Redacted]


Danielle Turnipseed, Member of the HOA Board
[Redacted]

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION TO F 20250680 Notley Rd. Townhouses in Colesville
Date: Monday, July 14, 2025 3:57:01 PM
Attachments: [Outlook-qrsk1dwm.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Monday, July 14, 2025 1:30 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION TO F 20250680 Notley Rd. Townhouses in Colesville

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

To whom it may concern,

My name is [REDACTED], and I am writing on behalf of myself and my husband [REDACTED]. We would like to express our strong opposition to the proposed 150-unit townhome development on Notley Road and New Hampshire Avenue. While I understand the need for affordable housing in our city, I believe that this project would have a detrimental impact on our community, especially to the properties across from the proposed site where we reside.

Our primary and immediate concerns are as follows:

1. **Increased Traffic:** Currently, Notley Road is used as a cut-through and is busy, especially during peak commute times. The amount of traffic is loud already, and the increase in traffic will further contribute to the noise pollution. There are already loud cars that race through the street at all hours of the day/night, which is disruptive, and I can only see this getting worse with the increase of traffic the new development will cause. Additionally, currently, it takes a significant amount of time to get off Notley Road onto New Hampshire Avenue, and even longer if you need to turn left to go Northbound. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services.
2. **Noise, Privacy and Safety:** In addition to the noise challenges already mentioned, increased construction noise during the development process and noise from additional residents will disrupt our daily lives and affect our privacy. Because Notley Road is a main cut-through, there are often people walking along the road in front of our homes, and the additional residents will surely affect the privacy and potential safety of our homes.
3. **Property Values:** We are concerned that this large development could negatively impact property values in the neighborhood. Homeowners, such as us have invested in

this area with the understanding that it is primarily residential, and introducing a large-scale development so close to our properties could have an adverse effect on our investments. This large development would also drastically alter the aesthetic of our area, replacing the existing greenery, decades-old trees, and open spaces with a monolithic, high-density housing complex.

4. Environment and Wildlife Damage: This neighborhood is home to various wildlife. Deer, fox, rabbits, turtles etc. use our lots and surrounding properties, full of greenery and woods as habitats and areas of refuge, especially when the offspring are born. Local wildlife are already at risk and often are hit and killed or injured on Notley Road. The construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk.

5. Litter/Trash: Finally, we are concerned with the influx of people, along with it will also come with more trash and pollution in the area. As people drive by, or visit the park, they already throw trash into our yards. With this development, it inevitably could get much worse.

In conclusion, we strongly urge you to reconsider this proposed large development. While we recognize the need for affordable housing, I believe that this project is simply not the right fit for our neighborhood. We moved here because of the privacy, serenity, and beauty of the neighborhood. Please reconsider, and let us preserve the beauty that is here, and not ruin it with a monstrosity of a development. Thank you for your attention to this matter.

Sincerely,

[REDACTED]

13746 Notley Rd.
Silver Spring, MD 20904

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, June 30, 2025 8:08:07 AM
Attachments: [Outlook-Ir400vr3.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Saturday, June 28, 2025 7:55 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

Dear members of the planning board:

I am deeply opposed as are my neighbors to the possibility of 150 townhouses being built at Notley Road and New Hampshire Avenue. This level of density is opposed to the master plan that was important to me when I purchased my home on Notley Road. The excessive traffic that will occur in this area from 150 homes with an average of two cars each will stifle our area. Please do not let this project proceed.

Sincerely,

[REDACTED]

606 Notley Road
Silver Spring, MD 20904

[REDACTED]

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: Partial Opposition to LMA H159
Date: Wednesday, August 20, 2025 11:25:12 AM

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

To Montgomery County Planning,

I am writing to express my significant concern regarding the proposed development on Notley Road at New Hampshire Avenue in the Colesville area. As a resident of the Montvale neighborhood, which nearly abuts the proposed development site, I appreciate the need for growth and development, and even welcome it in our growing community. However, the proposed number of 150 new townhomes is excessive and out of sync with the County's master plan.

The current zoning for this plot of land allows for 18 homes. A reasonable compromise for building is imperative to the success of the neighborhood. Over 50 homes is just too much.

Traffic is a major concern with this proposed development. Notley Road and Bel Pre Road are both two-lane streets that cannot withstand the level of increased traffic that 150 new townhomes would generate. As a neighborhood without sidewalks, the concern for accidents, pedestrian death, and destruction of property should be at the forefront. The streets in the community are currently in major disrepair; a new development will inevitably make the situation even worse and more unsafe.

As a lifelong Silver Spring resident, I urge the Montgomery County Zoning Board to limit the number of homes to be built on this site to a more reasonable number that aligns with the existing zoning and the capabilities of the local infrastructure in the area.

Sincerely,

[REDACTED]
13532 Montvale Drive
Silver Spring, MD 20904
[REDACTED]

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Concerns regarding to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, June 30, 2025 8:07:37 AM
Attachments: [Outlook-ihl5aqt3.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
kayla.garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Sunday, June 29, 2025 1:04 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Concerns regarding to F 20250680 Notley Rd townhouses in Colesville

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

Dear Planning Department,

I hope this message finds you well. My name is [REDACTED], and I am an architect residing on Notley Road, located to the east of New Hampshire Avenue. I am writing to express my concerns regarding the proposed residential development in our neighborhood, which is situated less than one mile from my home.

Our community is deeply apprehensive about the potential impacts of this dense condominium project at Notley. As a daily commuter along New Hampshire Avenue, I am particularly worried about the anticipated increase in traffic at the intersection with Notley Road. This intersection is already congested and poses safety risks during peak hours, leading me to question whether the existing road configuration can accommodate the additional traffic that the development would generate. Has a traffic impact analysis been done?

Upon briefly reviewing the plans for the proposed development, I have noticed that the development streets appear to be somewhat narrow to accommodate parking and internal traffic, and the emergency access road onto New Hampshire Avenue is limited, measuring less than 20 feet in width at its narrowest part. Furthermore, the density of the project seems incompatible with the surrounding, less densely populated areas.

Additionally, I am concerned about the potential increase in noise levels and the significant removal of mature trees from the site, which would negatively impact the local environment.

Thank you for your attention to these important matters. I appreciate your consideration of the community's concerns.

Best regards,
[REDACTED]

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Zoning request for 150 Townhomes on Notley Rd and New Hampshire Ave.
Date: Wednesday, July 9, 2025 11:30:56 AM
Attachments: [Outlook-evgrjy55.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
kayla.garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 8, 2025 1:23 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Cc: [REDACTED]
Subject: Zoning request for 150 Townhomes on Notley Rd and New Hampshire Ave.

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

Dear Members of the Planning Board,

It has come to our attention that application (F 20250680) is being considered to change the zoning of 9 acres of land at the corner of Notley Rd and New Hampshire Ave. from single homes of ½ acre and 30 feet high to 150 townhomes at 60 feet high. We strongly oppose this application for many reasons. The density of this project will further complicate the traffic situation at that corner where cars are trying to turn on or cross New Hampshire Ave. It will create an overcrowding situation in Westover Elementary School plus excessive traffic to the school along Vierling Drive where we live. Our neighborhood has few sidewalks which will endanger more children going to the park on Notley Road. There are already large senior complexes next to the proposed site. Such an influx of yet so many more people will change to character of the neighborhood. Please reject this application.

Sincerely,

[REDACTED]
331 Vierling Drive
Silver Spring, MD 20904

From: [Comcast](#)
To: [Leftwich, Troy](#)
Subject: Townhouses at NH and Notley
Date: Saturday, August 9, 2025 1:47:01 PM

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

Sent from my iPhone this is a terrible idea and will lead to incredible congestion nightmares in the Colesville area. I'm still trying to figure out where these will fit. I live in Colesville and the shopping center there is a mess. NH Avenue cannot sustain the additional vehicle traffic caused by this addition. It will create additional concerns for pedestrians and people using the bike lanes. The schools will suffer from even more over crowding. Please vote against it. Come visit the area at rush hour and take a drive across the shopping center. Pstti Rubini 212 Montvale Terrace, Silver Spring, MD 20904

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, July 14, 2025 10:05:49 AM
Attachments: [Outlook-jcjo3sd3.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Sunday, July 13, 2025 9:27 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd townhouses in Colesville

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

My name is [REDACTED] and I reside at 13917 Shannon Drive, in the Colesville section of Silver Spring.

I strongly oppose the implementation of this project because it will thoroughly impede access and egress into the residential areas on either side of Notley road. Traffic is already excessively inconvenient at the intersection of New Hampshire Avenue and Notley Road and left turns from and to Notley are dangerous and excessively time consuming.

Notley road is essentially a country lane that would be undoubtedly damaging to existing properties to widen.

This project would require parking for 150 and more likely as many as 300 vehicles, further magnifying already unbearably traffic congestion.

[Sent from AOL on Android](#)

Attachment C

From: [Smith, Parker](#)
To: [Leftwich, Troy](#)
Subject: FW: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, July 21, 2025 8:41:16 AM

From: [REDACTED]
Sent: Saturday, July 19, 2025 3:05 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

Hi

My name is [REDACTED] and I live at 14028 Northwyn Drive, Silver Spring, MD 20904.

My neighborhood is off Notley Road and I am writing today to voice my **extreme opposition and concern** to the proposed development of 150 townhomes at the corner of Notley Road and New Hampshire Avenue.

There are several important reasons why this development is not good for the community:

1. The current property has 4 single family homes. The proposed plan is for 150 townhomes. That would increase the population on that area acreage from an average of 11 people to upwards of 400 people (the population per household in Montgomery County is 2.70 per the last decennial census). This will have an extreme impact on:
 - Waste generation: This will be an increase of the local population 36 fold, resulting in 36x the trash generated;
 - Elementary school: Westover Elementary School, which is currently among the smallest in the area, has only two classes per grade and a total population under 300. It is simply is not equipped to handle what will certainly be a major influx of new students;
 - Traffic: There is no light at the corner of Notley and New Hampshire. Crossing that intersection with the current community makeup is already difficult and causes congestion along New Hampshire. Adding an estimated 300 new cars to that corner will be an absolute nightmare and can result in increased accidents.
 - Environmental concerns: The Sherwood Forest neighborhood is known for its brooks, deer and mature trees. This project will undoubtedly impact all three. There will be 36x the use of water, 36x the use of electric and gas, 36x the generation of waste- which will all take an extreme toll on the surrounding environment. Land and trees

will be cleared to make way for parking for 300 cars, taking away resources for the wildlife.

To put it simply, there is NO GOOD REASON to approve this plan. This is NOT the right location. I appreciate your taking the time to read my concerns, and implore you to do the right thing for the community, but most importantly, for the environment.

Thanks,

A solid black rectangular box used to redact the signature of the sender.

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680
Date: Tuesday, July 8, 2025 1:48:20 PM
Attachments: [Outlook-4rkyahcj.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
kayla.garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 8, 2025 1:14 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680

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

Hello,

My name is [REDACTED] and I live at 14028 Northyn Drive, Silver Spring, MD 20904. My neighborhood is off Notley Road and I am writing today to voice my **extreme opposition and concern** to the proposed development of 150 townhomes at the corner of Notley Road and New Hampshire Avenue. There are several important reasons why this development is not good for the community:

1. The current property has 4 single family homes. The proposed plan is for 150 townhomes. That would increase the population on that area acreage from an average of 11 people to upwards of 400 people (the population per household in Montgomery County is 2.70 per the last decennial census). This will have an extreme impact on:
 - Waste generation: This will be an increase of the local population 36 fold, resulting in 36x the trash generated;
 - Elementary school: Westover Elementary School, which is currently among the smallest in the area, has only two classes per grade and a total population under 300. It is simply is not equipped to handle what will certainly be a major influx of new students;
 - Traffic: There is no light at the corner of Notley and New Hampshire. Crossing that intersection with the current community makeup is already difficult and causes congestion along New Hampshire. Adding an estimated 300 new cars to that corner will be an absolute nightmare and can result in increased accidents.
 - Environmental concerns: The Sherwood Forest neighborhood is known for its brooks, deer and mature trees. This project will undoubtedly impact all three. There will be 36x the use of water, 36x the use of electric and gas, 36x the generation of waste- which will

all take an extreme toll on the surrounding environment. Land and trees will be cleared to make way for parking for 300 cars, taking away resources for the wildlife.

To put it simply, there is NO GOOD REASON to approve this plan. This is NOT the right location. I appreciate your taking the time to read my concerns, and implore you to do the right thing for the community, but most importantly, for the environment.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

From: [he above](#)
To: [Leftwich, Troy](#)
Subject: opposition to F20250680 Notley Road Townhouses in Colesville
Date: Monday, July 14, 2025 9:51:53 AM

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

Dear Mr. Leftwich

As long term residents of Sherwood Forest in Colesville (since 1980) we vehemently oppose the proposed plan to build 150 townhouses on Notley Road. The massive increase in traffic at the intersection of Notley Road and New Hampshire Avenue will cause significant delays in the area which is already congested. Getting to the ICC interchange on New Hampshire Avenue will be further delayed especially during rush hour. Commutes will definitely be adversely affected.

This proposal will have disastrous consequences on the entire Colesville community in a variety of ways and should be rejected..

[REDACTED]

[REDACTED]

13705 Wendover Road
Silver Spring, MD 20904

[REDACTED]

From: [REDACTED]
To: [MCP-InfoCounter](#); [Leftwich, Troy](#)
Subject: Opposition to f 20250680 Notley Rd Townhouses in Colesville
Date: Tuesday, July 15, 2025 1:09:01 PM

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

Hello

I am writing in opposition to F 20260680 Notley RD Townhouses in Colesville

I just yesterday became aware of this VERY concerning proposed developement

I am appalled that a project of this scale and density so out of character with our neighborhood would be something that is even considered

I read their Land Use Report and i would advise that you not just take their word regarding traffic (and several other points) and see for your self that the intersection of New Hampshire and Randolph is already congested and at Rush Hour it sometimes now backs up almost to Notley Rd
Can you image the problem created with 150 Densly packed homes flooding that intersection with 300 cars will do

(despite what their reports says about a new light and timing ect)

The shopping center can't handle ingress and egress of traffic as it is now
(please have someone observe this at peak traffic time - you will see for yourself)

The proposed site map looks ludicrous - townhouse units so tightly packed it resembles like a sardine can

They talk about public pedestrian spaces but i see very little

Their Land Use Report is a misleading sales job for nothing more than a For Profit Venture that will have no positive benefit to our community
Only a Negative Impact

I urge you to Please not approve this Horrible Project

[REDACTED] Way
[REDACTED] g MD 30904
[REDACTED]

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: RE: 150 homes on Notley Rd
Date: Tuesday, July 29, 2025 9:36:07 AM

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

Thanks for your response Mr. Leftwich. One other comment is that the proposed entrance/exit for the development is up closer to New Hampshire Ave. Cars come off of New Hampshire Ave. at a speed of as much as 40 mph, turning right onto Notley, with proposed traffic coming out of the development onto Notley, it could be quite unsafe.
Sarah White

From: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>
Sent: Monday, July 28, 2025 1:14 PM
To: [REDACTED]
Subject: RE: 150 homes on Notley Rd

Hi [REDACTED],

Thank you for taking the time to submit your concerns regarding the Notley Road Local Map Amendment (LMA) No.H159 and Forest Conservation Plan No. F20250680. My name is Troy Leftwich, and I am the Lead Reviewer for the application and your primary point of contact at Montgomery County Planning for this project.

We are currently in the early stages of the review process. Please note that there are two separate applications under review:

- **LMA H159** – This application pertains to the proposed zoning change.
- **F20250680** – This is the associated Forest Conservation Plan, which addresses environmental considerations.

These applications will be reviewed concurrently and follow a similar timeline.

Key Dates and Milestones:

- **July 15, 2025 – Development Review Committee (DRC) Meeting**
- **Tentative: October 23, 2025 – Planning Board Hearing**
This is a public hearing where community members may provide testimony.
- **TBD – Hearing Examiner Public Hearing**
- **TBD – County Council Decision (Public Hearing)**

Please keep in mind that if the LMA is approved, the applicant must still obtain approval for a Sketch Plan, Preliminary Plan, and Site Plan from the Planning Board before any construction can begin. This

process includes the following steps:

1. Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) – Existing Conditions Filed
2. Applicant-Led Community Meeting
3. Formal Application Submission
4. Development Review Committee (DRC) Meeting
5. Revisions and Plan Preparation for Planning Board Hearing
6. Staff Report Posted to Planning Board Agenda
7. Planning Board Public Hearing and Decision - **This is a public hearing where community members may provide testimony**
8. Planning Board Resolution Adoption

We want to assure you that Planning Staff has received your comments and will ensure the applicant follows all required procedures. As we move forward in the review process, we will continue to provide updates and address the concerns raised. If you have any questions, please feel free to contact me directly.

Important Notes:

- If you have already submitted correspondence to the Planning Department Information Counter or the Chair's Office, there is no need to resend it unless you are providing additional comments.
- **You can watch the July-15th DRC meeting via link**
(https://mncppc.granicus.com/player/clip/3225?view_id=10&redirect=true)
- Learn more about the development review process:
<https://montgomeryplanning.org/development/development-review-process/>
- The Applicant's contact is Liz Rogers:
Applicant's Contact:
Elizabeth C. Rogers, Attorney
Lerch, Early & Brewer, Chtd.
7600 Wisconsin Ave | Suite 700 | Bethesda, MD 20814
T 301-841-3845 |
F 301-347-1784 |
Main 301 986 1300
ecrogers@lercheearly.com
- **Plan update Links:**
 - H159 - <https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=H159&projname=Notley%20Road>
 - F20250680 - <https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=F20250680&projname=Notley%20Road>
- Here is a link to a document outlining the **Local Map Amendment Rezoning Process** for your reference:
chrome-extension://efaidnbmninnibpcapjpcglclefindmkaj/https://www.montgomerycountymd.gov/COUNCIL/Resources/Files/ZoningProcesses/Local_map_amendment_rezoningV2.pdf

*****Please note you are included as party of record for LMA H159 & F20250680 *****

Planning Staff looks forward to working with you throughout this process and will be in touch with more information soon.

Best Regards,

Troy Leftwich

Planner III

East County Planning Division

Montgomery County Planning Department

2425 Reddie Drive, Wheaton, MD 20902

troy.leftwich@montgomeryplanning.org

o: 301.495.4553

From: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>

Sent: Thursday, July 24, 2025 1:31 PM

To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>

Subject: FW: 150 homes on Notley Rd

From: [REDACTED]

Sent: Monday, July 21, 2025 9:01 AM

To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>

Cc: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>

Subject: 150 homes on Notley Rd

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

I live at 14017 Overton Lane. I attended the meeting on 7/15. My primary concern is Notley Road. It is inadequate now. Barely two lanes, no sidewalk, no space to pull over, speed is often a factor – generally not a safe road and certainly going to be made worse with the development being proposed. Only entrance will be on Notley – none from New Hampshire? Traffic backs up significantly on New Hampshire and on Notley. We are not Layhill Rd and Glen Allen near the metro – there they have built many units but the roads have capacity, same at King Farm, or Randolph and Parklawn. I urge you to reject the rezoning of the property based on safety and lack of infrastructure. Thanks.

[REDACTED]

Attachment C

From: [MCP-InfoCounter](#)
To: [Leftwich, Troy](#)
Subject: FW: 150 homes on Notley Rd
Date: Thursday, July 24, 2025 1:30:35 PM

From: [REDACTED]
Sent: Monday, July 21, 2025 9:01 AM
To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>
Cc: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: 150 homes on Notley Rd

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

I live at 14017 Overton Lane. I attended the meeting on 7/15. My primary concern is Notley Road. It is inadequate now. Barely two lanes, no sidewalk, no space to pull over, speed is often a factor – generally not a safe road and certainly going to be made worse with the development being proposed. Only entrance will be on Notley – none from New Hampshire? Traffic backs up significantly on New Hampshire and on Notley. We are not Layhill Rd and Glen Allen near the metro – there they have built many units but the roads have capacity, same at King Farm, or Randolph and Parklawn. I urge you to reject the rezoning of the property based on safety and lack of infrastructure. Thanks.

[REDACTED]

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: letter in opposition to F 20250680
Date: Monday, July 7, 2025 8:11:07 AM
Attachments: [Outlook-tcjr0ri.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Sunday, July 6, 2025 9:27 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Cc: [REDACTED]
councilmember.mink@montgomerycountymd.gov
<councilmember.mink@montgomerycountymd.gov>
Subject: letter in opposition to F 20250680

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

To: mcp-infocounter@mncppc-mc.org

Subject: Opposition to F20250680 Notley Road Townhouses in Colesville

Should this plan be approved, one of the most beautiful and truly diverse communities in Montgomery County, of middle to upper middle families will have the appearance of a commercially zoned area. Persons from Potomac, Rockville and Bethesda are always amazed that there is an area so lovely on "the other side of town." This comment has been a constant for more than my forty years in the area.

Aside from the aesthetics that will be destroyed by the huge increase of homes in such a limited space, the traffic on Notley will be increased to not only difficult but dangerous as well (with or without a traffic light). Even now, the entrance on and off that part of Notley is very tricky at best.

I wonder if a plan, such as this, that would so diminish our ideal communities: Drumelda Hills (where I live), Sherwood Forest, and Paint Branch Estates, would be proposed if we had a more prestigious address?

Thank you in advance, for your consideration of my concerns.

Sincerely,

[REDACTED]

13600 Stoner Drive

Silver Spring, MD 20904

Tel number: 301-803-0566

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Tuesday, July 15, 2025 9:25:14 AM
Attachments: [Outlook-slks4apo.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Monday, July 14, 2025 8:12 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Cc: [REDACTED]
Subject: Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

To Whom it may concern:

My family and I reside at 13606 Montvale Drive, Silver Spring, MD 20904. We are in opposition to this development due to the INCREASE in TRAFFIC it will create on New Hampshire Ave at the intersection of Copley Lane, as well as the intersection at Sherwood Forest Road and Notley Road. The following are examples why:

1. The traffic generated by the proposed development will definitely increase New Hampshire Ave's southern traffic flow passing Copely Ln, thereby predictably exacerbating the present ... ready, set and go ... dart onto New Hampshire Ave from a dead stop.

The primary exit from our community, Sherwood Forest HOA, Inc., is via Flannery Lane onto Copley Lane which is a short stint that exits directly onto New Hampshire Ave. From Copley you can only make a right turn onto New Hampshire Ave. When doing so there is already a sense that you had better be a confident driver, not easily intimidated by the buildup of cars to your rear and study or look thoroughly to your left for the hurtling wave of vehicles, like the Daytona 500, barreling down at least 50 MPH trying to make the green light at Midland Rd or the Randolph Road light itself.

2. The proposed development will shrink our safer egress opportunities from Copley Ln. The traffic flow by Copley Ln has significantly increased since the advent of Rte 200. It is largely continuous most of the time with vehicles traveling around 50 + mph. As aforementioned, massive traffic barrels down New Hampshire from north of 200. Also passing by Copley Ln is traffic coming from the eastward and westward Rte 200 exit ramps. Then we

have Bonifant Rd and Notley Rd which respectively create a fairly steady stream of traffic from Layhill Rd shopping and an alternative route to New Hampshire for others. Let's not forget, already south of 200 on New Hampshire are a number of new places of worship and a recent large elderly care development. In other words, the traffic flow by Copley Ln from these feeder roads is largely continuous and moving at a fast clip.

The timing sequence of the traffic lights at Rte 200 and New Hampshire intersection create to a degree interrupted or intermittent heavy traffic flows by Copley Ln. The gaps in the traffic flow, while not great or lasting very long, have been our saving grace or best safe opportunity to egress from Copley Ln. Unfortunately, with the advent of Rte 200 and numerous developments on New Hampshire south of Rte 200, these openings for egress have become fuzzy and inconsistent. A proposed development of the subject's scale, will surely shrink the gaps or avail lesser safe egress openings in traffic at Copley Ln as the new townhouse residents, being north of us, will seize this opportunity first.

3. **Trying to reach the furthest southbound lane on New Hampshire Ave (crossing over 3 lanes) from Copley Ln will definitely be riskier.** When you exit onto New Hampshire from Copley, in my experience, a range of 30 - 40 % of the traffic from our community is trying to get all the way over to the far left lane on New Hampshire to either make at U turn at Midland Rd or turn left onto Midland for the Giant gas station and/or shopping center/McDonalds. It takes a while, sometimes a good wait, for all 3 lanes to be clear enough at a distance to your left looking northward on New Hampshire to be brave enough to shoot all the way across. The added traffic from the proposed development will definitely compound the present problem.

4. **The proposed development will increase the frequency of traffic on New Hampshire Ave's lane, adjacent to Copley Ln, that has a blindspot.** When you edge out to New Hampshire Ave after stopping, and look to your left in the immediate lane for oncoming traffic, about 40 - 50 yards to the north is a slight incline which creates a blind spot for traffic heading your way on the other side of it. Logically, most of the proposed development residents will also choose this lane since it is the closet for them increasing the blind spot traffic.

5. **Always morning rush hour and periods of evening rush hour traffic is almost impossible to egress in a normal manner from Copley.** Usually if you wait long enough or roll down the window and look sympathetic, a kind driver will come along after a while and let you in. Other than this, egress during rush hour requires a bit of aggression to make it. The proposed development will surely make matters worse.

6. **I can't imagine how the current single lane roads and intersection at Sherwood Forest Drive and Notley will be adequate to handle the increased traffic generated by the proposed development.** It's hardly a time when I use Sherwood Forest Dr headed to Layhill Rd, that I don't have to wait at the stop sign for traffic on Notley Rd coming from either direction.

7. **New Light at Bregman and Randolph Rd will not eliminate the aforementioned traffic exposures/risks.** Most of the time people are in a hurry to get where they're going. Anything that looks and feels like going around Robin Hood's Barn is not going to be their choice. I'm sure there are exceptions to what I'm about to say, however when I'm headed out driving behind my neighbors on Flannery or coming down Flannery toward home from Copley, I honestly cannot recall seeing any cars turning onto Bregman to exit the community.



From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F20250680 Notley Rd townhouses on Colesville
Date: Monday, July 14, 2025 10:06:54 AM
Attachments: [Outlook-kcho44v2.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Sunday, July 13, 2025 12:14 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F20250680 Notley Rd townhouses on Colesville

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

Hello,

I am writing to the planning board to oppose the zoning request for 150 townhomes to be built at the corner of Notley Rd and New Hampshire Ave. As you may know, Notley Rd is a two lane road and can not handle an additional 150 to 300 plus cars. This corridor of New Hampshire Ave is already congested with major backups during rush hour.

I appreciate your consideration of not allowing this project of 150 townhomes to go through.

Sincerely,

[REDACTED]

13476 Bregman Rd
Silver Spring, MD. 20904

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: OPPOSITION to LMA H19/ F 20250680 – Proposed Townhomes Notley Rd and New Hampshire Rd
Date: Sunday, July 13, 2025 12:24:13 PM

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

Dear Mr. Leftwich,

I am writing to you to oppose the zoning request for 150 townhomes to be built at the corner of Notley Rd and New Hampshire Ave. As you may know, Notley Rd is a two lane road and can not handle an additional 150 to 300 plus cars. This corridor of New Hampshire Ave is already congested with major backups during rush hour.

I appreciate your consideration of not allowing this project of 150 townhomes to go through.

Sincerely,

[REDACTED]

13476 Bregman Rd
Silver Spring, MD. 20904

Attachment C

From: [Garcia, Kayla](#)
To: [Tettelbaum, Emily](#)
Subject: Fw: Opposition to F 20250680 Notley Rd/New Hampshire Ave proposed townhouse development
Date: Tuesday, June 17, 2025 2:45:55 PM
Attachments: [Outlook-1wxd4kve.png](#)

Hey Emily,

I got a few emails for the proposed LMA / FFCP. I can send them to you or whoever else is the appropriate person.

Best,
Kayla



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, June 17, 2025 10:35 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd/New Hampshire Ave proposed townhouse development

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

Dear Planning Staff,

We are lifelong residents of Colesville, MD and are in **strong opposition to the proposed development of 150 townhouses at the corner of Notley Rd and New Hampshire Ave.**

The change from R-200 zoning to this density would inflict an inordinate amount of TRAFFIC into our quiet residential neighborhood and change the entire tenor of the community as it has existed and intended to exist as a neighborhood with 1/2 acre residential lots. **That intersection is now extremely difficult to pull in and out of as it is used as a cut through from Bonifant Rd and the addition of 300+ vehicles to the mix is unimaginable.**

This also sets a precedent for higher density zoning in our area which was never intended.

We live approximately 1/4 of a mile from the proposed site and hope you will vote against this development to preserve the character of our community.

Respectfully,

[REDACTED]

13602 Montvale Dr.
Colesville, MD 20904

From: [REDACTED]
To: [Leftwich, Troy](#); [Tettelbaum, Emily](#)
Cc: [Alexandria Reilly](#)
Subject: Re: LMA H19 and F20250680 Notley Rd townhouses in Colesville
Date: Monday, July 14, 2025 3:50:29 PM
Attachments: [image001.png](#)

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

Hi Troy (and Ms. Tettelbaum),

Thanks for the email, Troy. My understanding is that you may be out of town this week, so I'm including Ms. Tettelbaum. I plan to watch the DRC in the morning (7/15 at 9:30am) and attend the Applicant's community meeting tomorrow night (7/15 at 7:30pm).

I know that many in the community are angry and you have no doubt received many angry emails. While they have a right to express their feelings, I am not going to lead with anger as I did with my first email. I apologize for that. It is not productive.

I want to look at the facts and think about them with you both over the coming months.

I've now looked at most of the documents in the DAIC for this project
(<https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=H159&projname=Notley%20Road>)

Some of the documents are complicated and I don't understand all of them yet. You are the experts. Today, I'll email about just 3 areas (1) transportation (2) environment and (3) school:

(1) The LATR concludes 64 net new vehicle trips during morning hours and 77 during afternoon peak hours, based on the 11th Edition of the Institute of Transportation Engineers' Trip Generation Manual assumption using the ITE Land Use Code 215 "Single -Family Attached Housing". see page 10 of the LATR. Are these the right assumptions and conclusions?

(2) SNRI and the Tree Variance Request (asking to remove 31 trees) are included but what about other vegetation that will be removed or animals that lose their habitat? My guess is those are not areas that are required for application for the Forest Conservation Plan. My family and neighbors are concerned about the push of deer and other animals into our residences. But maybe this isn't something you consider. (Or maybe they have to address it later in the NRI/FSD.)

(3) I was surprised when the Land Use Report said that the proposal would only add 33 elementary school students and would keep Westover below 105% utilization. See page 18. (I don't send my kids to Westover and don't want you to think I do, but when I showed families who do send their kids there -- who go to our local pool called Robin Hood -- they said they would raise it.) I only raise it here so you know that I saw it. I will leave it to the parents impacted to discuss this point.

When you look at 10.i.b. (FZP02), you'll see that I live with my house's backyard on Notley. So I, Alex, and our two daughters, will feel the impact of what is eventually decided.

Sincerely and I look forward to working with this process,
[REDACTED]

On Tue, Jul 8, 2025 at 1:44 PM Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org> wrote:

Hi [REDACTED],

Thank you for taking the time to submit your concerns regarding the Notley Road Local Map Amendment (LMA) No.H19 and Forest Conservation Plan No. F20250680. My name is Troy Leftwich, and I am the Lead Reviewer for the application, and your primary point of contact at Montgomery County Planning for this project.

We are currently in the early stages of the review process. Please note that there are two separate applications under review:

- **LMA H19** – This application pertains to the proposed zoning change.
- **F20250680** – This is the associated Forest Conservation Plan, which addresses environmental considerations.

These applications will be reviewed concurrently and follow a similar timeline.

Key Dates and Milestones:

- **July 15, 2025 – Development Review Committee (DRC) Meeting**
Internal agencies will provide comments to the applicant. The public may observe but cannot participate.
- **Tentative: October 23, 2025 – Planning Board Hearing**
This is a public hearing where community members may provide testimony.
- **TBD – Hearing Examiner Public Hearing**
- **TBD – County Council Decision (Public Hearing)**

Please keep in mind that if the LMA is approved, the applicant must still obtain approval for a Sketch Plan, Preliminary Plan, and Site Plan from the Planning Board before any construction can begin. This process includes the following steps:

1. Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) – Existing Conditions Filed
2. Applicant-Led Community Meeting
3. Formal Application Submission
4. Development Review Committee (DRC) Meeting
5. Revisions and Plan Preparation for Planning Board Hearing
6. Staff Report Posted to Planning Board Agenda
7. Planning Board Public Hearing and Decision - **This is a public hearing where community members may provide testimony**
8. Planning Board Resolution Adoption

We want to assure you that Planning Staff has received your comments and will ensure the applicant follows all required procedures. As we move forward in the review process, we will continue to provide updates and address the concerns raised. If you have any questions, please feel free to contact me directly.

Important Notes:

- If you have already submitted correspondence to the Planning Department Information Counter or the Chair's Office, there is no need to resend it unless you are providing additional comments.
- **You can watch the July-15th DRC meeting at 9:30 a.m. via link (<https://montgomeryplanning.org/development/development-review/>)**
- Learn more about the development review process: <https://montgomeryplanning.org/development/development-review-process/>
- The Applicant intends to host a community meeting. Please contact Liz Rogers for more details.

Applicant's Contact:

Elizabeth C. Rogers, Attorney

Lerch, Early & Brewer, Chtd.

7600 Wisconsin Ave | Suite 700 | Bethesda, MD 20814

T 301-841-3845 |

F 301-347-1784 |

Main 301 986 1300

ecrogers@lerchearly.com

- Attached is a document outlining the **Local Map Amendment Rezoning Process** for your reference.

Planning Staff looks forward to working with you throughout this process and will be in touch with more information soon.

Best Regards,

Troy Leftwich

Planner III

Midcounty Planning Division

Montgomery County Planning Department
2425 Reedy Drive, Wheaton, MD 20902
troy.leftwich@montgomeryplanning.org

From: Garcia, Kayla <Kayla.Garcia@montgomeryplanning.org>

Sent: Monday, July 7, 2025 8:23 AM

To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>

Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville



Kayla Garcia

Planning Technician III

Montgomery County Planning Department

2425 Reedy Drive, Wheaton, MD 20902

Kayla.Garcia@montgomeryplanning.org

Attachment C

p: 301-495-2164

From: [REDACTED]
Sent: Friday, July 4, 2025 11:40 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Cc: Alex Reilly <areilly3@gmail.com>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

My name is [REDACTED] I live at 334 Flannery Ln, Silver Spring MD 20904. I am opposed to F 20250680 Notley Rd townhouses in Colesville.

I am opposed because

- (1) this zoning change will increase traffic congestion
- (2) our backyard is on notley and we have 2 kids who are 9 and 7 and this zoning change will bring noise and thus negatively impact our quiet enjoyment in our backyard
- (3) this zoning change will bring construction for months if not years that will not be enjoyable- it will be so noisy
- (4) this zoning change will increase students and will likely overcrowd the public school of westover and other schools
- (5) this zoning change will negatively impact our environment as we like having a view of the sky and have the trees that are already there
- (6) this zoning change could negatively change the character of the neighborhood by increasing the number of people - we like the suburban feel and don't want more townhouses that are 60 feet high across from our house
- (7) this changing the zoning will negatively impact our property values and taxes

We plan to fight this with all of our neighbors.

Thank you,



Sent from my iPhone

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, July 7, 2025 8:23:03 AM
Attachments: [Outlook-2pihdr2f.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Friday, July 4, 2025 11:40 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Cc: [REDACTED]
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

My name is [REDACTED]. I live at 334 Flannery Ln, Silver Spring MD 20904. I am opposed to F 20250680 Notley Rd townhouses in Colesville.

I am opposed because

- (1) this zoning change will increase traffic congestion
- (2) our backyard is on notley and we have 2 kids who are 9 and 7 and this zoning change will bring noise and thus negatively impact our quiet enjoyment in our backyard
- (3) this zoning change will bring construction for months if not years that will not be enjoyable- it will be so noisy
- (4) this zoning change will increase students and will likely overcrowd the public school of westover and other schools
- (5) this zoning change will negatively impact our environment as we like having a view of the sky and have the trees that are already there
- (6) this zoning change could negatively change the character of the neighborhood by increasing the number of people - we like the suburban feel and don't want more townhouses that are 60 feet high across from our house
- (7) this changing the zoning will negatively impact our property values and taxes

We plan to fight this with all of our neighbors.

Thank you,
[REDACTED]

Sent from my iPhone

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, June 30, 2025 10:29:43 AM
Attachments: [Outlook-lulgdvca.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Monday, June 30, 2025 10:10 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

Good day. My name is [REDACTED] and I live at 13509 Sherwood Forest Drive, Colesville, MD 20904. I oppose the 150 townhouse development at the corner of Notley Rd. and New Hampshire Ave. The developer is asking for a change in zoning for these 9 acres from 1 single family home per 1/2 acre of a maximum height of 30 ft. to 150 townhomes with a max height of 60 ft. on the same 9 acres. This is a VERY dense project which is not in keeping with the rest of our neighborhood. It will increase traffic considerably on Notley Road and in turn on Sherwood Forest Drive. Neither of these streets have sidewalks and already have excessive traffic. Our neighborhood has lots of children who have to walk to the bus stop on these roads, as well as people walking dogs and just walking, biking and jogging. Personally, I enjoy walking along Sherwood Forest Dr but I often have to jump aside to make room for traffic that does not pull over to give me room. My house is approximately a half mile from this development.

Also, the increased density will contribute to further overcrowding in our area's school; the destruction of many trees and other environmental effects. Please do not approve this zoning change request.

Thank you,

[REDACTED]
13509 Sherwood Forest Drive
Colesville, MD 20904

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition of F 20250680 Notley Rd townhouses in Colesville
Date: Wednesday, July 9, 2025 11:31:50 AM
Attachments: [Outlook-1hrr32vd.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 8, 2025 9:38 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition of F 20250680 Notley Rd townhouses in Colesville

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

I am writing to express my opposition to the zone change of the 9 acres of land at the corner of Notley Rd and New Hampshire. Changing of height and density will likely have a tremendous negative impact on the environmental feel and function of the neighborhood. The loss of green space for water retention, carbon monoxide levels, and wildlife living space is an environmental concern as well as a change of feel of the neighborhood. Having no vehicle access from New Hampshire to the proposed development will put extensive pressure on the traffic on Notley Rd and make turning left from Notley Rd onto New Hampshire a near impossibility. Another concern is the enrollment uptake for the local elementary school.

[REDACTED] 13613 Sherwood Forest Dr.

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: LMA H159 - Notley Townhouses
Date: Wednesday, August 13, 2025 3:02:52 PM

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

Dear Mr. Leftwich,

As a 33+ year resident of the Stonegate community, I am writing to express my grave concerns about, and disapproval, of the proposed townhouse development along Notley Road.

This is an attempt to IGNORE the Master Plan and allow very dense developments on any 2 lane residential road--this Application doesn't fall under Thrive or the Missing Middle. The land-- which fronts and exits only from Notley Rd--a 2 lane road --is 9 acres zoned for 18 single family homes on 1/2 acre and at a height of 40ft max. The developer is requesting 150 townhomes at a height of 60 ft. The plans call for visitor parking for approximately 20 cars. There are no sidewalks on Notley Rd and no additional places to park. There is no room for storm water pond, only a "rain garden"--the homes neighboring this site and backing to the senior apartments on New Hampshire Ave are already experiencing flooding from runoff. Most of us have chosen our homes after assessing and trusting the Master Plan--and this application throws away the Master Plan--Colesville is rural/a "village" and this density and proposed project is not in keeping with the character of the community. Colesville is a community where you can buy homes in the \$400-500K range already--it covers bases for more affordable housing. And my guess is the developer will be charging much more for townhomes of this scale The egress from this property is on Notley Rd-300+ cars spilling into Notley Rd on to New Hampshire, Bonifant & cut through to Sherwood Forest Drive would create major issues for the entire Colesville, Stonegate, Cloverly and all points north of Colesville during and beyond rush hour which is already clogged. Our infrastructure for parking at the Colesville Center, Post office, banks and other businesses is unable to absorb this additional density. While the developer may try to throw money to the environmental issues, engineer their way out of it and at the crowding to come to the local schools--there is no way around what the traffic and change in the character a very tight/no greenspace project like this would bring to this quiet, nature-centered community.

Thank you for considering our opposition to this development,

[REDACTED]
14620 Stonewall Drive
Silver Spring, MD 20905
[REDACTED]

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: opposition f 20250680
Date: Tuesday, July 8, 2025 7:59:16 AM
Attachments: [Outlook-w22owlxv.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Monday, July 7, 2025 4:17 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: opposition f 20250680

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

County Council

My family and I am strongly opposed to the development for the above development. We live on Royal Forest Drive which is only 3 minutes from the development. It will strongly impact traffic and schools in my school districts. Any potential development will definitely impact my vote of confidence for my representative district. I understand developers have plethora of tools to convince city councils. However it will impact many voters living around this area. Please denied the zoning for the above development.

--

Best Regard,

[REDACTED]
[REDACTED]
[5550 Norbeck Road](#)
[Rockville MD 20853](#)

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd, townhouses in Colesville
Date: Tuesday, July 1, 2025 8:06:09 AM
Attachments: [Outlook-el2xhhoo.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Monday, June 30, 2025 10:43 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd, townhouses in Colesville

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

OPPOSITION to F 20250680 Notley Rd, townhouses in Colesville Mon, Jun 30 at 10:31 AM

I strongly oppose the building of 150 town houses at Notley Rd and New Hampshire Ave. I have lived on Vierling Drive for 25 years. Vierling is accessed by Notley Road and I am one house away from Notley.

- In the 25 years I have lived here, the **traffic** on Notley has increased and increased. I have a dangerous time getting out of Vierling. The idea of more traffic on Notley is an awful idea.
- There are **no sidewalks** for the majority of Notley's length and people risk their lives walking the neighborhood.
- My son attended Westover School and the **overcrowding** there would be extremely detrimental.
- The noise level from the ICC is unbearable... the **noise** from Notley will add to that cacophony.

Please oppose F 20250680 and keep the zoning unchanged.

Sincerely,

[REDACTED]
203 Vierling Drive
Silver Spring, MD 20904

Attachment C

From: [MCP-InfoCounter](#)
To: [Leftwich, Troy](#)
Subject: FW: Opposition to F 20250680 Notley Rd Townhouses in Colesville
Date: Thursday, July 24, 2025 1:29:56 PM

From: [REDACTED]
Sent: Tuesday, July 22, 2025 1:44 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd Townhouses in Colesville

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

I am in complete shock and more than upset about the proposed townhouse development. The traffic flow is already terrible, I can barely make a left turn onto Notley Rd. from New Hampshire Ave. when coming from Randolph Road because there is so much traffic, especially at rush hour. With the addition of 150 homes will bring over 250 or more cars assuming that there are two adults living in each each townhome. Not to mention the amount of cars coming out of the development onto Notley Rd. so that I won't even be able to make a right turn onto New Hampshire from Notley Road. We already had the impact of the ICC and now this. I will be paying over \$8,000 in property taxes and this is something that I do not want as a homeowner off of Notley Road. It will also impact the shopping at the intersection of New Hampshire and Colesville, that shopping center is already too crowded, way too many cars that I can hardly park to go into the Giant, this area isn't ready for the catastrophe this would cause to not only the neighborhood but everyone's daily lives that live here already.

I am perfectly fine with the single family homes for that parcel of land, I am definitely not OK with 150 townhomes.

Please tell me what I can do to stop this from happening!

Thank you,

[REDACTED]
Bonifant Woods
14305 Royal Forest Lane
Silver Spring, MD 20904

[REDACTED]

Attachment C

From: [MCP-InfoCounter](#)
To: [Tettelbaum, Emily](#)
Subject: FW: Opposition to F 20250680 Notley Rd. 150 townhouses in Colesville, Md.
Date: Friday, June 20, 2025 12:34:24 PM

From: [REDACTED]
Sent: Thursday, June 19, 2025 5:45 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd. 150 townhouses in Colesville, Md.

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

We are [REDACTED] we live at 605 Notley Rd, Colesville, Md, we strongly oppose project F 20250680 Notley Rd townhouses in Colesville. This will increase traffic density, overcrowding at schools, cause environmental and changing the character /noise level of this community. If this project were to be completed it would be within 1000 ft of our front door!
Thank you for your attention.
[REDACTED]

From: [Garcia, Kayla](#)
To: [Tettelbaum, Emily](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville. IT WILL COST UNNECESSARY MONEY
Date: Thursday, June 26, 2025 11:15:49 AM
Attachments: [Outlook-eju1x205.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Wednesday, June 25, 2025 10:38 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville. IT WILL COST UNNECESSARY MONEY

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

Hi, my name is [REDACTED], and I live on Bonifant Rd in Silver Spring, Maryland.

I am writing to oppose the construction of numerous townhouses nearby Notley Rd for multiple reasons, many of which are obvious when putting in even a little thought. For one, it'll greatly increase traffic congestion on Notley Rd and the New Hampshire intersection. In addition, many families with children will be moving into those houses, which will cause overcrowding at the nearby Westover Elementary School and strain our already stressed education system. Plus, putting together more children with more traffic congestion can lead to more dangerous car accidents, which is not an issue you all want to deal with. To continue, this construction project will involve cutting down Sherwood Forest's mature growth forest, which will cause many environmental problems, most notably flooding. If the trees and soil are replaced with roads and driveways, flooding issues will worsen since water will have nowhere to permeate. There are already many flood watches put out in this county, and ripping up Sherwood Forest will only exacerbate these problems and cause more money to be spent on mitigating floods and repairing damages.

To conclude, the construction of these townhouses is unappealing to those who live here, said townhouses will also be crowded together as much as possible (looking at the developer's requests for the residential zoning and height limitations), and completed construction will cause more damages and endangerment of human lives and more costs for the local government to have to account for.

Please oppose the unwarranted and unwanted construction of these townhouses.

[REDACTED]

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: opposition to F 20250680 Notley Road Townhouses in Colesville
Date: Wednesday, July 9, 2025 11:31:13 AM
Attachments: [Outlook-c031wlp4.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
kayla.garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 8, 2025 12:17 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: opposition to F 20250680 Notley Road Townhouses in Colesville

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

I thoroughly object to the building of townhouses in the 9 acre parcel of land at the corner of notley road and new Hampshire

It is not in accordance with the character of Colesville.

The traffic is already terrible at that corner and the school is full, without further adding to it in bulk.

We are only 4 minutes from this location and do not want townhouses to be built here.

Regards

[REDACTED]

Attachment C

From: [MCP-InfoCounter](#)
To: [Tettelbaum, Emily](#)
Subject: FW: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Friday, June 20, 2025 12:33:31 PM

From: [REDACTED]
Sent: Thursday, June 19, 2025 8:00 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

We are writing to voice our opposition to development of this land to a dense, highly populated townhouse community. We live just across New Hampshire Ave from this property (less than a quarter mile away) and have lived here for over 30 years.

We take our grandchild to the playground, drive into the neighborhood to visit friends, and share plants and produce with neighbors.

Our neighborhood is a special one in Montgomery County. It is zoned for no less than half acre properties for homes and, thus far, we have maintained the integrity of our residential community as an oasis within the hustle and bustle of New Hampshire Avenue, Randolph Road and the county in general. Clearly, putting in buildings such as are being requested would significantly change the look of our neighborhood, add significant noise, and impact traffic on Notley Rd and at the Notley Rd/New Hampshire Ave intersection (which is already a difficult one to traverse). Notley Road gets quite busy especially during high traffic volume times as does the intersection. It really cannot handle the volume of traffic that 150 townhouses would add (300 cars?) without significant impact to the road, to the tenor of the neighborhood and to the residents. The line of cars waiting to turn left onto

Attachment C

Notley from northbound New Hampshire is already long and slow without adding up to 300 commuters going home after work.

Building such a highly concentrated number of units within our more spread out, lower density community is both in opposition to the master plan and unfair to our neighborhood. It would significantly impact the character of our neighborhood that we have preserved over the years. I request that the planning board recommend "NO" to the application.

[REDACTED]
515 Copley Lane
Silver Spring, MD 20904
[REDACTED]



Virus-free www.avast.com

From: [Garcia, Kayla](#)
To: [Tettelbaum, Emily](#)
Subject: Fw: Opposition to F20250680 Notley Road Townhouses in Colesville
Date: Monday, June 23, 2025 8:18:06 AM
Attachments: [Outlook-jxyavgh.png](#)

Forwarding.



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Saturday, June 21, 2025 11:50 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F20250680 Notley Road Townhouses in Colesville

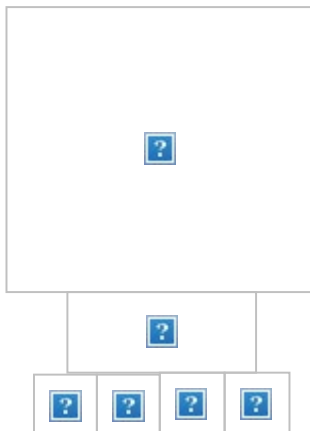
[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello,

I am writing to oppose the proposed new townhouse development on Notley Road which is just over .5 miles from my house at 13602 Kushner Court. I have lived here since 1999 and have seen a tremendous uptick in traffic on both Notley Road and New Hampshire Avenue since I've lived here. That many new homes will bring an enormous amount of additional traffic that the current roads can't handle. I believe it would also bring a lot of cut-through traffic on Sherwood Forest Drive (a residential road) to Randolph Road.

Please do not change the current zoning. The area just can't handle that many homes.

Thank you!



[REDACTED]
Realtor®
[REDACTED]

12505 Park Potomac Ave 7th Floor | Potomac MD | 20854
4600 N. Park Avenue #100 | Chevy Chase MD | 20815
11 Dupont Circle #650 | Washington DC | 20036
1108 H Street NE, 2nd Floor | Washington DC | 20002
1361 Wisconsin Avenue, NW | Washington DC | 20007
4040 Fairfax Drive #10C | Arlington VA | 22203

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: opposition to F 20250680 Notley Road townhouses in colesville
Date: Monday, July 14, 2025 9:11:29 PM

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

Dear Planning Commission,

I am writing to express my strong opposition to the proposed development of 150 townhouses in our neighborhood.

First and foremost, this project would significantly increase traffic congestion in an already strained area. Our local roads are not designed to support the influx of hundreds of new residents and their vehicles, which will create serious safety concerns for pedestrians and current residents alike.

Secondly, the proposed construction threatens to overwhelm existing infrastructure and public services, including water, sewage, and emergency response systems. Our schools are already operating near capacity, and adding this many new families would put undue pressure on educational resources.

Lastly, this development would dramatically alter the character of our neighborhood. Our community has a unique identity and atmosphere that would be irreversibly changed by high-density housing. The project risks replacing thoughtful, long-term planning with hasty overdevelopment.

I urge you to reconsider the scale and scope of this project and to prioritize sustainable, community-oriented development that respects the needs and concerns of current residents.

Sincerely,

[REDACTED]

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION TO F 20250680 Notley Rd Townhouses in Colesville
Date: Friday, July 11, 2025 11:27:38 AM
Attachments: [Outlook-kbqn5lvs.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Thursday, July 10, 2025 1:00 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION TO F 20250680 Notley Rd Townhouses in Colesville

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

Dear Planning Board: I am vehemently opposed to your approval of application F 20250680 proposing to change the zoning of 9 acres of land at the corner of Notley Road and New Hampshire Avenue from R-200 (1 single family home per 1/2 acre, with 30 foot max height) to 150 townhomes on the same 9 acres with a height of 60 feet.

This would be the third project completed in the immediate vicinity since we purchased our first home here at 13911 Overton Lane in 2002. I can tell you from 23 years experience living in Colesville that the noise, traffic, and worries about so many people, cars, and turnover in the community have grown to near-unbearable levels just on the basis of the new Assisted Living Facilities on either side of the Temple. Not only have noise, traffic, and turnover increased, but safety has definitely DEcreased in this same time: too many cars, drivers who do not consider the long-time residents of the area when they speed, take turns too wide or shallow, and do not follow common courtesy in driving on Notley Road and on New Hampshire. The traffic on Vierling, to which we moved in 2020, has doubled at least since we moved here (1/2 mile from our old house on Overton, which was a dead end street). People who do not own a home here do not care about pedestrians, dogs, or children and building so many more units at the corner of Notley Road and New Hampshire Avenue will not only create unsightly tall buildings in place of greenery, trees, and single homes but it will also increase traffic on these two already very busy roads. The local businesses will also be negatively impacted in terms of lack of parking, crowding, and discourteous driving.

I urge you to REJECT this application. The traffic on Notley is already dangerous for drivers and pedestrians alike. The air quality suffers due to construction and to combustion engines - our air filters visibly darken whenever there is a project like this (this happened every year during the construction of the toll road (MD 200)). We know from experience that the traffic calming efforts on Notley DO NOT WORK, and people with no 'skin in the game', i.e., renters

and those who rent their houses out through VRBO etc. do not contribute to the community's cohesion. These people actively endanger pedestrians and animals as they drive discourteously through these neighborhoods. Please reject this application - and any like it!

Sincerely,

--

[REDACTED]

337 Vierling Drive
Silver Spring, MD 20904

--

[REDACTED]

<https://crom.georgetown.domains>

Co-Director, National Capital Spinal Cord Injury Model System (NC-SCIMS)

Professor

Neurology

Biostatistics, Bioinformatics & Biomathematics

Rehabilitation Medicine

Georgetown University

Washington, D.C. 20057

From: [REDACTED]
To: [MCP-InfoCounter](#); [Leftwich, Troy](#)
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, July 14, 2025 3:51:35 PM

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

My wife, [REDACTED], and I oppose the proposed F20250680 townhouse development plan in Colesville. We have lived in Paint Branch Farms for almost eleven years and want the area to avoid being over-congested. The planned construction will greatly impact traffic in the area and negatively impact wildlife habitat and forage for many animals. We note that we already see fewer birds, butter flies and pollinators than we saw just a few years ago.

Additionally, we have concerns regarding:

1. Strained public services;
2. Pollution/noise/cut through traffic;
3. The proposed development is completely out of scale with the the existing community;
4. Notley Road is not designed for high traffic volume - it is already challenging to make a left turn on to Notley Road from south bound New Hampshire Avenue
because of the nature of the intersection;

Sincerely,

[REDACTED]
600 Copley Lane
Silver Spring, MD 20904

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, June 30, 2025 1:43:49 PM
Attachments: [Outlook-231edqzi.png](#)

Sorry about all the emails.



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED] >
Sent: Monday, June 30, 2025 1:01 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Cc: [REDACTED]
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

To Whom It May Concern,

I am writing to formally express my opposition to the proposed development of 150 townhomes on Notley Road (F 20250680 Notley Rd townhouses in Colesville), specifically due to the anticipated impact on local traffic and neighborhood safety.

Notley is already experiencing high traffic volumes during peak hours. It is used as a cut-through to Bonifant, and it's also a main route for morning and afternoon school buses. The addition of hundreds of new residents and their vehicles would only exacerbate this issue.

As there are no sidewalks on the majority of Notley Road, increased congestion will not only raise safety risks for pedestrians, cyclists, and schoolchildren but also strain our existing road infrastructure, which was not designed to accommodate such density.

Overcrowding at Westover Elementary has been a growing concern among Montgomery County Public Schools (MCPS) families. While the school itself hasn't been singled out in recent reports, broader community discussions have highlighted strain on teacher resources and classroom capacity across the district. These concerns are especially relevant when considering new residential developments, like the proposed 150 townhomes, which could further increase enrollment pressure at local schools. ([MCPS community raises concerns over teacher resources, overcrowding](#))

I urge the planning board to conduct a thorough traffic impact assessment and consider alternative solutions that would preserve the livability and safety of our community. Responsible growth should prioritize the well-being of current residents and ensure that infrastructure can adequately support new developments.

Thank you for your attention and commitment to thoughtful urban planning.

Sincerely,



14007 Overton Lane
Silver Spring, MD 20904

Attachment C

From: [Garcia, Kayla](#)
To: [Tettelbaum, Emily](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd.
Date: Monday, June 23, 2025 2:21:24 PM
Attachments: [Outlook-q4asvz31.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Monday, June 23, 2025 2:15 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd.

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

Name and address:

[REDACTED]
13709 Wendover Rd., Silver Spring MD 20904

I would like to express my **OPPOSITION** to: **F 20250680 Notley Rd** (see attachment). townhouses in Colesville for the following reasons:

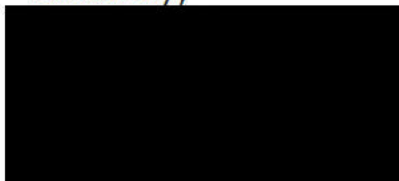
MASTER PLAN: Introducing density that is opposed to the master plan.

TRAFFIC: 150 townhomes x 3 cars per townhome = 450 more cars. New Hampshire Ave. is ALREADY CONGESTED and also Notley Rd.

SCHOOLS: OVERCROWDING

ENVIRONMENTAL: MORE NOICE, MORE POLLUTION, MORE TRASH. THE DEER ARE DISAPPEARING (more likely that they get hit or killed). This is supposed to be **SHERWOOD FOREST**... very peaceful, we can breath fresh air!! (main reason why I moved here).

Sincerely,



Attachment C

From: [MCP-InfoCounter](#)
To: [Tettelbaum, Emily](#)
Subject: FW: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Friday, June 20, 2025 12:35:27 PM

From: [REDACTED]
Sent: Tuesday, June 17, 2025 6:35 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Cc: Everett Flowers <everett.g.flowers@gmail.com>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

Dear Planning Board,

I'm expressing my opposition to the proposed townhomes at Notley and New Hampshire Ave.

The proposed plans will greatly increase traffic in an already-congested area. The Notley/NH intersection is often backed up in many directions and adding additional townhomes will only make the situation worse (and more dangerous). Additionally, the scale of the proposed townhomes goes against the current density and nature of the neighborhoods. It's unclear how so many people added to this area would impact utilities and the general safety of Notley Road.

I'm not opposed to development, but this is too out-of-character for the current neighborhood and raises too many questions for me to support at this time.

Thanks!

— [REDACTED]
612 Notley Rd.

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: LMA H159 Comments
Date: Tuesday, September 2, 2025 9:00:26 PM

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

Hi Mr. Leftwich,

I am writing to object to the proposed building of 150 townhomes on Notley & New Hampshire Ave.

My home is located on Shannon Dr which is less than 1/4 mile from proposed development.

I have lived here over 48 years and have seen how this area has grown in population, traffic, noise pollution. These 150 townhouses is an overdevelopment as the Master Plan calls for--1/2 acre lots.

Notley road has been used as a major commute with morning back ups to turn on to New Hampshire Ave. - numerous traffic accidents and fender benders. This single lane road; very dangerous for any one to walk .Adding more vehicles and residents will only make this worse and extremely dangerous. No way for pedestrian or biker to safely use this road. Notley would increase cut through traffic., more trucks coming in and out of Notley Rd.

Thanks for your attention.. I love my community!!!

[REDACTED]
13901 Shannon Dr.
Silver Spring, md 20904
[REDACTED]

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: LMA H159 Comments
Date: Tuesday, September 2, 2025 8:27:01 PM

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

Good evening, Troy,

I am writing to you to adamantly oppose this rezoning application for the Notley townhomes development. For one, the amount of traffic it would put on Notley Road, a road already used as a cut through where many cars routinely speed to connect between New Hampshire Avenue and Bonifant Road. This rezoning application ignores the master plan of the area. Additionally, the lack of sidewalks on Notley Road also poses additional hazards with this potential additional traffic to the area.

I am a resident of the surrounding neighborhood and live on 13901 Shannon Drive, in the Colesville Manor development.

I appreciate your attention to this email, and listening to my thoughts as a concerned resident.

Thank you,

[REDACTED]

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: OPPOSITION to F 20250680 Notley rd
Date: Saturday, July 12, 2025 11:04:12 AM

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

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: July 10, 2025 at 8:49:08 PM EDT
To: mcp-infocounter@mncppc-mc.org
Subject: OPPOSITION to F 20250680 Notley rd

Dear Planning board,

I live at 13909 notley rd and have 2 school age kids at Westover elementary school. Please, for the love of God, do not allow the 150 townhomes to be built at the corner of Notley and New Hampshire. The traffic on Notley is already ridiculous and makes it unsafe for kids (or adults to be fair) to travel anywhere unsupervised, especially as there aren't any sidewalks. Traffic and cars cutting through to Bonifont keep us up at night, speeding through despite the multiple speed bumps. Our and our neighbor's mailboxes have been run over by drunk drivers multiple times over the last few years.

Turning onto notley from New Hampshire as it is can be an absolute nightmare and if you add in 150 families with multiple cars I am scared to think about how bad that intersection will get.

Also, Westover is a small school and is already overcrowded with trailers for the 5th graders. How are the additional kids supposed to be absorbed??

This zoning request is ludicrous and should NOT be approved. If you or your families lived here, you would not consider this.

Thank you,
[REDACTED]

Sent from my iPhone

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd
Date: Tuesday, July 1, 2025 8:19:43 AM
Attachments: [Outlook-bhtguscj.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Tuesday, July 1, 2025 8:13 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd

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

I am opposed to the building of an additional 150 high density housing along Notley and New Hampshire Ave. My primary concern is the additional traffic on Notley. Currently the intersection is overloaded with traffic especially in the morning and evening. Taking a left turn from Notley onto New Hampshire except when there is no traffic is dangerous due to the speed of the traffic heading towards Randolph, and the number of vehicles taking a left turn from New Hampshire onto Notley. Notley is a tight two lane road without shoulder areas, curbs or sidewalks allowing for pedestrian safety. Notley has become a cut through for traffic from Bonifant to New Hampshire. In my opinion during the busiest times of day, Notley is above capacity. In the 25+ years we have resided in the neighborhood the traffic on Notley has increased especially with the addition of the ICC and additional homes built in the area.

Other news in Montgomery County's high density rezoning ideas indicate that it is possible for 40 foot (4 story) units to be built at the intersection of Randolph and New Hampshire which is a few blocks away from Notley. The traffic at Randolph and New Hampshire heading towards the 29 corridor is already at a standstill in the morning and is frequently backed-up past Notley.

[REDACTED]
14017 Overton Lane
Silver Spring, MD 20904

From: [Garcia, Kayla](#)
To: [Leftwich, Troy](#)
Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, July 7, 2025 8:11:21 AM
Attachments: [Outlook-xxap2105.png](#)



Kayla Garcia
Planning Technician III
Montgomery County Planning Department
2425 Reddie Drive, Wheaton, MD 20902
Kayla.Garcia@montgomeryplanning.org
p: 301-495-2164

From: [REDACTED]
Sent: Sunday, July 6, 2025 10:07 PM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

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

To: Montgomery County Council

I am writing to oppose the zoning request for 150 townhouses to be built at the corner of Notley Road & New Hampshire Avenue.

My name is [REDACTED]. I am one of the homeowners in Colesville. I have been living in this community for nine years.

Address: 14012 Northwyn Drive, Silver Spring, MD 20904

The rezoning required for the building of these townhouses would create a multitude of problems.

I use Notley Road daily to reach New Hampshire Avenue. As someone who has been living in this neighborhood for almost ten years, I know firsthand that the traffic has gone from bad to worse over that period, and this new project could increase a 5-minute wait on busy workdays (Monday through Friday) to turn from Notley onto New Hampshire into a 10-minute or longer wait.

Additionally, there has long been far too much traffic flowing up and down that street. It has been dangerous for pedestrians to walk the street, which they currently do, and I believe a massive increase in the amount of traffic on Notley Road will ultimately lead to unnecessary pedestrian deaths.

Both of my children attended Westover. Westover was a major factor in our family's decision to buy a home in this neighborhood. The ratio of teachers to students was perfect.

The addition of a new community of the potential size possible with this development will alter that balance for residences and potentially make this community less attractive.

I have concerns about the changes and impacts on the character of this neighborhood. There are concerns about the environmental impacts and the approval of development that changes long-existing height limitations and opens the door to other similar developments in the future.

Again, I strongly oppose the approval of this zoning change. Thank you for understanding my concerns.

Best regards,

A solid black rectangular box used to redact the signature of the sender.

From: [Skoufias, Athena](#)
To: [Leftwich, Troy](#)
Subject: Fw: Opposition to F 20250680 Notley Rd Townhouses in Colesville
Date: Friday, July 11, 2025 11:40:18 AM
Attachments: [Outlook-wj5x34ut.png](#)



Athena Skoufias

Planner I

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902

Athena.Skoufias@montgomeryplanning.org

p: 301-495-4617

From: [REDACTED]
Sent: Friday, July 11, 2025 11:02 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: Opposition to F 20250680 Notley Rd Townhouses in Colesville

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

Dear County Planning Board members,

I strongly oppose changing the zoning at the corner of Notley Rd & New Hampshire Ave to build 150 townhomes. That kind of dense development would worsen the traffic at the area and our neighborhood that already is very congested, overcrowding schools, degrading environment and changing the character and noise level of our neighborhood. I am asking the Planning Board members not to move forward with this dense development project that has negative impact to this neighborhood.

Very respectfully,

A longtime resident

[REDACTED]

221 Amberleigh Silver Spring, MD

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#)
Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H159 & F20250680
Date: Thursday, August 7, 2025 1:55:09 PM

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

I do not agree with this proposed Notley Rd 150 townhome development.
Please include me as a party of record for COLESVILLE LMA H159 & F20250680.

This county is already too crowded, too expensive with too much crime. The county council does not listen to their constituents, and bulldozes on with their own agenda. We are sick and tired of it!
Please stop building! Your so-called affordable housing is anything but affordable.

Sent from my iPhone

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#); notley.townhouses@gmail.com
Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H159 & F20250680 (with water quality and Use III State stream designation content in message)
Date: Monday, August 11, 2025 2:16:00 PM

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

Please include me as a party of record for COLESVILLE LMA H159 & F20250680

I am a retired water resources professional. I live within a couple miles of the project. I don't really care to get deeply involved in average land use debates, even though this proposed development is clearly scaled more for Wheaton or Glenmont (or Silver Spring or Bethesda) Metro station hubs than for northern Colesville on the edge of rural and environmental zoning, near also to the Special Protection Area overlay for Paint Branch (draining to the same ultimate downstream waterway system).

But specifically, maps and plans seem to show that the current site straddles the drainage divide between NW Br (State Use designation IV) and Paint Branch (Use III), and to my eyes it looks like the general site plan layout sheet shows drainage sent to the east, to Hollywood Branch watershed, tributary to Paint Branch. Curious why that sensitivity was not mentioned in the site narrative and county/M-NCPPC comments I have seen so far (they may be somewhere, and I have just not seen them yet).

SWM discharge to Paint Branch system is a significant review item (if that does occur). Switching watersheds for some drainage area square footage would be a discussion/review matter too.

I'll be interested to following these water quality topics. I aim to support the ultimate professionally documented zoning decisions, if based on solid goals and precedent, but I will plan to ask some water quality questions as a long time advocate of Paint Branch and NW Branch water quality and habitat protection.

thanks!

Good luck on your efforts and outcomes; I take no position on the proposal other than to hope it is done professionally and right-sized for the site, with appropriate traffic and environmental mitigation measures.

[REDACTED]
334 Scott Drive, Silver Spring, MD
[REDACTED]

From: [Aol.](#)
To: [Leftwich, Troy](#)
Subject: Re: Include me as a Party of Record for Colesville LMA H19 & F20250680
Date: Wednesday, July 30, 2025 11:06:01 AM

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

Thank you.

On Wednesday, July 30, 2025 at 11:00:40 AM EDT, Leftwich, Troy
<troy.leftwich@montgomeryplanning.org> wrote:

Hi Resident,

Please see the corrected direction regarding the “part of record” for **Notley Road LMA H-159 & F20250680**. Kindly note that the correct plan name and number is **Notley Road LMA H-159**, not **Colesville LMA H-19**.

The Planning Board makes decisions about Forest Conservation Plans, so we will add you as a party of record for FCP No. F20250680.

If you wish to be a party of record for the rezoning application (Local Map Amendment No. H159), please contact the [Office of Hearing and Zoning Appeals](#) (OZAH) at ozah@montgomerycountymd.gov (or 240-777-6660).

Please refer to the paragraph below, copied from [OZAH's Rules of Procedure](#), for information about how to register as a party of record, and reach out to OZAH if you have any questions about this.

Pre-hearing Procedures. 3.1 Parties of Record.

- a) *Under these Rules, "parties of record" include applicants for a zoning action or a conditional use, individuals and organizations testifying at an OZAH public hearing and those who have requested and been approved by the Hearing Examiner to be parties of record. Anyone may testify at the OZAH public hearing and will be automatically considered a party of record. Testifying before the Planning Board or other agency will not make a person a party of record to an OZAH proceeding.*
- b) *Persons who do not wish to testify may request to be classified as a party of record by filing a written request, signed by the individual or an authorized agent,*

Attachment C

and demonstrating that other parties of record will not adequately represent the interests of the person or organization seeking to become a party of record.

c) All parties of record must provide contact information, including an address, telephone number and email address.

d) Being designated or not designated as a party of record as defined in these Rules does not determine a person's right to appeal to the courts or to request oral argument before the Council or the Board of Appeals. The person's right to appeal or request oral argument is governed by the Zoning Ordinance and by state law.

Thanks,

Troy Leftwich
Planner III

East County Planning Division

Montgomery County Planning Department
2425 Reedy Drive, Wheaton, MD 20902
troy.leftwich@montgomeryplanning.org

o: 301.495.4553

From: [REDACTED]
Sent: Sunday, July 27, 2025 8:21 AM
To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>; Lindsey, Amy <amy.lindsey@montgomeryplanning.org>; notley.townhouse@gmail.com
Subject: Include me as a Party of Record for Colesville LMA H19 & F20250680

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

Please include me as a Party of Record for Colesville LMA H19 & F20250680.

[REDACTED]
308 Colesville Manor Drive
Silver Spring, Maryland 20904

[REDACTED]

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#); notley.townhouses@gmail.com; [REDACTED]
Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H159 & F20250680
Date: Thursday, August 7, 2025 2:20:31 PM

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

To Whom it May Concern:

I do not agree with this proposed Notley Rd 150 townhome development. Please include me as a party of record for COLESVILLE LMA H159 & F20250680.

This is absolutely ridiculous and unacceptable. Notley Road is a very small road and cannot accommodate this project nor the additional traffic that it will create. There are huge plots of land on New Hampshire Avenue in Colesville that currently accommodate numerous houses of worship, and approvals have been given for additional houses of worship. Some of the land on New Hampshire Avenue in Colesville should rather be considered for building homes, not additional houses of worship.

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#); notley.townhouses@gmail.com
Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H159 & F20250680
Date: Monday, August 18, 2025 11:19:40 PM

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

Dear Montgomery Planning Dept,

I do not agree with this proposed Notley Rd 150 townhome development.

Please include me as a party of record for COLESVILLE LMA H159 & F20250680.

Kind regards,

[REDACTED]

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: notley.townhouses@gmail.com; [Lindsey, Amy](#); [Don Marilyn Boerum](#)
Subject: INCLUDE US AS A PARTY OF RECORD FOR COLESVILLE LMA H19 & F20250680
Date: Friday, July 25, 2025 8:42:09 PM

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

Re: Please include us as a party of record for COLESVILLE LMA H19 & F20250680

Residents of 601 Orchard Way:

[REDACTED]

[REDACTED]

As concerned citizens of Colesville, we are requesting to be kept informed of everything pertaining to this litigation.

We have lived on Orchard Way since 1971 and love this community. [REDACTED] who is now 90 years of age, grew up on Notley Road in the 1940s on land purchased from the Vierling family. [REDACTED] who is now 92 years of age, is an original native of Colesville, whose ancestors date back to its founding and before, through the [REDACTED] and [REDACTED] (of Spencerville) families. [REDACTED]'s mother was a [REDACTED] her uncle was [REDACTED], the owner of the farm through which nearby Hobbs Drive is now located. They both went to Colesville Elementary school as did [REDACTED]'s mother and grandmother. We have a vested interest in the well-being, character, and spirit of this community. The thought of a monstrous, poorly conceived development being squeezed into this small parcel of land zoned for single-family homes in a single-family home development which would cause immeasurable damage to the peace and viability of our community on so many fronts, is unthinkable. The traffic alone would be untenable. As it is now, we can barely get in and out of our side street onto New Hampshire Ave. With the biannual Buddhist festival and the ongoing senior facilities we are already at a choking point. That the developer tried to make the case that this would somehow contribute to the upgrade of our community was laughable. There is nothing in the plan that would add to our community; quit the contrary. Notley Road was a small country road never intended to be a super connector to New Hampshire Ave. servicing a massive residential townhouse development. The small park they reference used to be a dump and barely serves the tiny community as it is. Any green space the developer is projecting, would only serve the development itself. Environmentally, the old growth trees that would be destroyed would cause enormous harm to the environmental balance of the area. The runoff during every storm as it is now causes severe damage. With climate change, the storms are increasing in severity, causing more and more runoff and flooding. The site sits between Paint Branch and Northwest Branch on a ridge and was only zoned for small farms and single-family dwellings. This proposal goes against everything for which zoning had previously been planned and upon

which all of the community had agreed when they originally built and moved in. We respectfully ask that the zoning would be upheld and this project would be denied.

Our family looks forward to attending the upcoming county council meetings and giving testimony when appropriate.

Respectfully,

[REDACTED]
and for [REDACTED], my parents

Sent from my iPhone

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#); notley.townhouses@gmail.com
Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H159 & F20250680
Date: Thursday, August 7, 2025 3:15:37 PM

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

Dear Mr. Leftwich,

I am very concerned about the proposed townhouse development on Notley Rd. I oppose this development because of the overwhelming increase in traffic on an already busy street, the increased water flow when Shannon Drive already floods during a heavy rain, and because the area is not equipped to handle the volume of people the development will bring.

While I understand that affordable housing is important, the proposed space was never designed to accommodate such a huge increase in population.

Please include me as a party of record in opposition to the proposed Notley Rd 150 townhome development, COLESVILLE LMA H159 & F20250680.

Respectfully,

[REDACTED]
Resident on Shannon Drive
Colesville, MD

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#); notley.townhouses@gmail.com
Subject: Include me as a party of record for COLESVILLE LMA H19 & F20250680
Date: Friday, July 25, 2025 7:59:43 PM

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

Please include me as a party of record for COLESVILLE LMA H19 & F20250680.

Property address: 13509 Sherwood Forest Dr., Silver Spring, MD 20904

Phone: [REDACTED]

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#); notley.townhouses@gmail.com
Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE, LMA H159 AND F20250680
Date: Thursday, July 31, 2025 4:16:19 PM

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

[REDACTED]
307 Nova Court
Silver Spring MD 20904
[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H19 & F20250680
Date: Saturday, July 26, 2025 9:32:43 AM

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

SUBJECT: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H19 & F20250680

“Please include me as a party of record for COLESVILLE LMA H19 & F20250680.”

We are a family of 4. Please include all of us in the numbers.

Thanks,

[REDACTED]
1017 Orchard Way
Silver Spring, MD 20904
[REDACTED]

From: [REDACTED]
To: [Leftwich, Troy](#)
Subject: Re: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H159 & F20250680
Date: Wednesday, July 30, 2025 11:06:56 AM

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

Hi Troy,

I am unclear as to whether an email is sufficient or if I have to write a letter and mail it to the office below. Please advise.

Kindly,
[REDACTED]

On Wednesday, July 30, 2025 at 10:54:59 AM EDT, Leftwich, Troy <troy.leftwich@montgomeryplanning.org> wrote:

Hi Resident,

Please see the corrected direction regarding the "part of record" for Notley Road LMA H-159 & F20250680. Kindly note that the correct plan name and number is Notley Road LMA H-159, not Colesville LMA H-19.

The Planning Board makes decisions about Forest Conservation Plans, so we will add you as a party of record for FCP No. F20250680.

If you wish to be a party of record for the rezoning application (Local Map Amendment No. H159), please contact the Office of Hearing and Zoning Appeals (OZAH) at ozah@montgomerycountymd.gov (or 240-777-6660).

Please refer to the paragraph below, copied from OZAH's Rules of Procedure, for information about how to register as a party of record, and reach out to OZAH if you have any questions about this.

Pre-hearing Procedures. 3.1 Parties of Record.

- a) Under these Rules, "parties of record" include applicants for a zoning action or a conditional use, individuals and organizations testifying at an OZAH public hearing and those who have requested and been approved by the Hearing Examiner to be parties of record. Anyone may testify at the OZAH public hearing and will be automatically considered a party of record. Testifying before the Planning Board or other agency will not make a person a party of record to an OZAH proceeding.
- b) Persons who do not wish to testify may request to be classified as a party of record by filing a written request, signed by the individual or an authorized agent, and demonstrating that other parties of record will not adequately represent the interests of the person or organization seeking to become a party of record.
- c) All parties of record must provide contact information, including an address, telephone number and email address.
- d) Being designated or not designated as a party of record as defined in these Rules does not determine a person's

right to appeal to the courts or to request oral argument before the Council or the Board of Appeals. The person's right to appeal or request oral argument is governed by the Zoning Ordinance and by state law.

Thanks,

Troy Leftwich
Planner III
East County Planning Division
Montgomery County Planning Department
2425 Reedy Drive, Wheaton, MD 20902
troy.leftwich@montgomeryplanning.org
o: 301.495.4553

-----Original Message-----

From: Leftwich, Troy

Sent: Monday, July 28, 2025 4:33 PM

Subject: RE: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H159 & F20250680

Thank you for your email.

If your original message included your name and address, you are already considered a "party of record." Nevertheless, we understand your desire to confirm, and Planning Staff can confirm that you are listed as a party of record for Notley Road LMA H159 & F20250680 (please note that the correct plan number is H-159, not H-19).

Please feel free to reach out if you have any further questions.

Troy Leftwich
Planner III
East County Planning Division
Montgomery County Planning Department
2425 Reedy Drive, Wheaton, MD 20902
troy.leftwich@montgomeryplanning.org
o: 301.495.4553

-----Original Message-----

From:

Sent: Saturday, July 26, 2025 9:33 AM

To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>

Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H19 & F20250680

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

SUBJECT: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H19 & F20250680

"Please include me as a party of record for COLESVILLE LMA H19 & F20250680."

We are a family of 4. Please include all of us in the numbers.

Thanks,

[REDACTED]

1017 Orchard Way
Silver Spring, MD 20904
[REDACTED]

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: notley.townhouses@gmail.com; amy.linsey@montgomeryplanning.org
Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H159 & F20250680
Date: Tuesday, August 12, 2025 12:27:51 PM

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

I do not agree with this proposed Notley Rd 150 townhome development.
Please include me as a party of record for COLESVILLE LMA H159 & F20250680.

It is entirely too dense for the area and will cause severe traffic problems & congestion for the already busy Notley R & New Hampshire Ave intersection. The design is more urban than suburban which our area wants to maintain. It also has too little green space for so many units!

In my opinion, the White Oak and Colesville area are already too saturated with multi family housing. There are way too many apartments in the White Oak area due to poor planning by the county years ago. More is being proposed with Viva White Oak project. I seriously question if professionals working at the FDA would want to live there because of the lack of restaurants and shopping in the general vicinity and the reputation and demographics of the nearby schools.

I have lived in Colesville for 40 years and the quality of life there has deteriorated greatly in the last 10 years. The White Oak shopping center is not safe after dark because of crime, especially since the closing of the very large Sears store which still is vacant. Even the county moved its liquor store from it!

The Colesville shopping center also needs rejuvenation. Saul & Co. Do not maintain the parking lots or facades well. Hasn't changed in 40 years!

Springbrook HS used to be one of the better one's in down county, but neighbors are now looking for alternatives.

It is time to spread multi family housing to other areas, like North Bethesda (old White Flint Mall property would be ideal) Burtonsville, Olney, Laytonsville, as well as upcounty areas(Poolesville, Darnestown, etc) to spread the density around the county vs saturating down county areas like ours.

Sincerely
[REDACTED]

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#); notley.townhouses@gmail.com
Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H159 & F20250680
Date: Friday, August 8, 2025 12:42:52 PM

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

To Troy, Amy, and Notley Townhomes stakeholders,

I do not agree with this proposed Notley Rd 150 townhome development.
Please include me as a party of record for COLESVILLE LMA H159 & F20250680.

As a resident on Bonifant Rd that frequently uses Notley Rd and New Hampshire, I am well aware of current capacities. Adding this townhome complex will further overcrowd schools that are already filled. It will destroy tree cover that is essential to public health and climate management. This area does not need the additional traffic congestion that this townhouse development will bring.

Sincerely,

[REDACTED]
Homeowner, 129 Bonifant Rd, Silver Spring 20905

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#)
Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H159 & F20250680
Date: Thursday, August 7, 2025 2:38:05 PM

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

Dear Mr. Leftwich,

I do not agree with the proposed Notley Rd 150 townhome development. Please include me as a party of record for COLESVILLE LMA H159 & F20250680. While I support thoughtful growth and housing development, I have serious concerns about how this project may affect local infrastructure, school capacity, traffic safety, and the loss of tree canopy. I respectfully urge the Planning Department to consider alternatives that better align with the scale and character of the Colesville community.

Thank you for your consideration,

[REDACTED]
13809 Mills Ave
Silver Spring, MD 20904

[REDACTED]
[REDACTED]

Sent from [Outlook](#)

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#); notley.townhouses@gmail.com
Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H159 & F20250680
Date: Wednesday, August 13, 2025 8:56:30 PM

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

I do not agree with this proposed Notley Rd 150 townhome development. Notley Road, a narrow 2 lane road can not accommodate any additional traffic. The turn from Notley Road to New Hampshire has just about become impossible without the additional traffic that would result from this townhome development.

Please include me as a party of record for COLESVILLE LMA H159 & F20250680.

[REDACTED]
412 Maravista Court
Silver Spring, MD 20905
[REDACTED]

Attachment C

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#); notley.townhouses@gmail.com
Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H159 & F20250680
Date: Sunday, August 17, 2025 12:01:16 PM

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

Hello,

I nor my family do not support the proposed Notley Road development of 150 townhomes. Please include me as a party of record for COLESVILLE LMA H159 & F20250680.

The developer is seeking exceptions for zoning density, height (60 ft vs. 40 ft allowed), tree removal (clear-cutting), and stormwater management, even though the property lies between two protected zones: Northwest Branch (Use IV) and Paint Branch (Use III).

The site is 9 acres zoned for 18 single-family homes, yet the plan calls for 150 townhomes with only ~20 visitor parking spaces, no sidewalks, and inadequate drainage (“rain garden” only). Neighboring homes already experience flooding from runoff.

This project ignores the White Oak Master Plan and is inconsistent with Colesville’s rural/village character. Housing in the \$400–500K range already exists here, meeting affordability goals. Adding 300+ cars onto Notley Road and surrounding routes will create major congestion for Colesville, Stonegate, Cloverly, and beyond. Overflow parking on “neighboring streets” is not a viable solution.

This application does not fall under Thrive Montgomery or Missing Middle housing plans and should be rejected.

Best,

[REDACTED]

A Notley Rd Resident

Attachment C

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#); notley.townhouses@gmail.com
Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H159 & F20250680 ****
Date: Wednesday, August 13, 2025 5:51:19 PM

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

I do not agree with this proposed Notley Rd 150 townhome development. Please include me as a party of record for COLESVILLE LMA H159 & F20250680.

I strongly oppose this development project. It will over crowd schools, destroy 30 trees, over crowd the Giant Shopping Center, destroy ability to drive on Notley with adding 400+ cars on that road (each unit allowed 3 cars) and will add to the unacceptable level of traffic at New Hampshire and Randolph Roads. There is no way that this project as currently proposed can or should go forward. I support affordable housing but this project doesn't come close.

[REDACTED]
Colesville Resident

Attachment C

From: [REDACTED]
To: [Leftwich, Troy](#)
Cc: [Lindsey, Amy](#); notley.townhouses@gmail.com
Subject: INCLUDE ME AS A PARTY OF RECORD FOR COLESVILLE LMA H19 & F20250680
Date: Sunday, July 27, 2025 12:11:01 PM

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

[REDACTED]
13204 Old Forge Rd
Silver Spring, MD 20904

As a resident of the Colesville area, I am very concerned about the below bullet points. 60 feet tall townhouses have no business in this neighborhood of single family homes.

Compatibility with Existing Community

- consider other layout options (p2)
- long multi-unit townhouses "overpowers the character" of single family homes across street (p4)
- current layout "does not offer compatibility" with the established residential community (p4)
- staff provides other layouts that include townhouses just not as many (p4)

Traffic

- address MCDOT's comments about Developer's Traffic Study* (p7)
- Park and Planning Commission plans to submit further comments (p7)

Height of Townhouses

- justify 60' height (p3)

Parking

- parking appears insufficient (p3)

Stormwater

- submit a storm drain study if necessary (p4)

Green space and sidewalks

- maybe connect green space with Sr homes and park (p3)
- maybe increase green space along Notley Rd (p5)
- widen proposed sidewalks (p5-6)

Schools and Sewer

- no comments yet about schools or sewer to our knowledge

I am concerned that the **Traffic Study** did not take into account the federal return to work orders and thus may be misleading. We'll review MCDOT's comments and decide on further actions.



Virus-free www.avg.com

Attachment C

GCCA Position on Proposed Notley Road Rezoning

Based upon Developer H-159.4. Land Use Report (Justification)

Contents

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2. Proposal Doesn't Satisfy Master Plan.....	2
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1. Master Plan Doesn't Need Updating

While the statement from the 1997 Master Plan is accurate about conditions evolving over time and master plans needing to be updated, there is nothing in the master plan or in county policy that requires them to be updated. There are many master plans that have not been updated because conclusions are still valid.

More often than not, parts of a plan area are updated, not the entire plan. The southern part of the 1997 White Oak Master Plan needed to be changed and was updated in 2014 in a new plan called the White Oak Science Gateway (WOSG) Master Plan. The northern part of the 1997 Plan has not changed and thus no update is needed.

Also, note that Master Plan updates largely focus on non-residential and undeveloped residential zoned properties. Except for a rare property here and there (see page 18 and Figure 11 of the plan), all the residential properties in the northern part of the 1997 plan are developed. Page 11 also states "encourage the development of vacant parcels to be compatible with surrounding neighborhoods..." Thus, there would not be a need to update this northern area of the plan.

Attachment C

2. Proposal Doesn't Satisfy Master Plan

We agree that the proposed project retains the residential use, but strongly disagree that it protects and strengthens the overall community. The Master Plan describes the Colesville community as “mostly low-density, single family detached residential in nature with a scattering of townhouses tucked throughout” (p. 9). The Master Plan “envision[s] the [plan area] remaining residential in nature. In-fill development will follow the established residential pattern” (p. 13). The Master Plan includes a general land use and zoning objective to “protect and strengthen existing neighborhood character and pattern of land use” (p. 38) and subsequent recommendations: “retain existing zoning designations in residential neighborhoods” (p. 38), and “encourage new residential development within residential neighborhoods that is compatible with the surrounding neighborhoods and community” (p. 38).

The proposed density does not satisfy those master plan requirements. The area is residential in nature with R-200 adjacent to this property and R-90 across the street. The highest residential density zoning some distance away is PD-7, west of the Colesville Shopping Center. However, in the 1980s GCCA got the density reduced to slightly more than 5 units per acre, if memory is correct. The proposed density of 16 units per acre is not compatible with the neighbors or community.

The proposed development is not compatible with adjacent development. The proposed zoned density is 8 times the adjacent development and height is twice what is allowed. The Master Plan indicates the existing density should be retained. Thrive and recently enacted housing legislation does not encourage more housing in this area. Parking from this development will flow into the neighboring community. Stormwater will surely impact downhill properties to the west, which are already having problems from adjacent properties.

3. Development Targeted in Activity Centers and Along Growth Corridors

We agree that the area in the Growth and Infrastructure Policy (GIP) is in the yellow policy area for transportation. The definition of a yellow area is “lower-density residential neighborhoods with community service commercial areas.” This category has the lowest density of development other than the green area, which is for agricultural and country areas. The proposed rezoning does not fit the yellow category designation.

From a school standpoint, Colesville is in a turnover designated area, which by definition is for “low housing growth, where enrollment trends are largely dependent on the turnover of existing single-family units.” Thus, from both a transportation and school standpoint, this property is designated for low or no growth. The proposed development is for high growth – from 5 existing units to 150 units - and is thus contrary to the GIP.

As indicated on Thrive page 71, copied below, the Colesville Center is a village and Neighborhood Center. On page 72 Villages and Neighborhood Centers are described as “the lowest intensity centers containing a small number of neighborhood-serving uses and located in rural areas and low-density residential neighborhoods.”

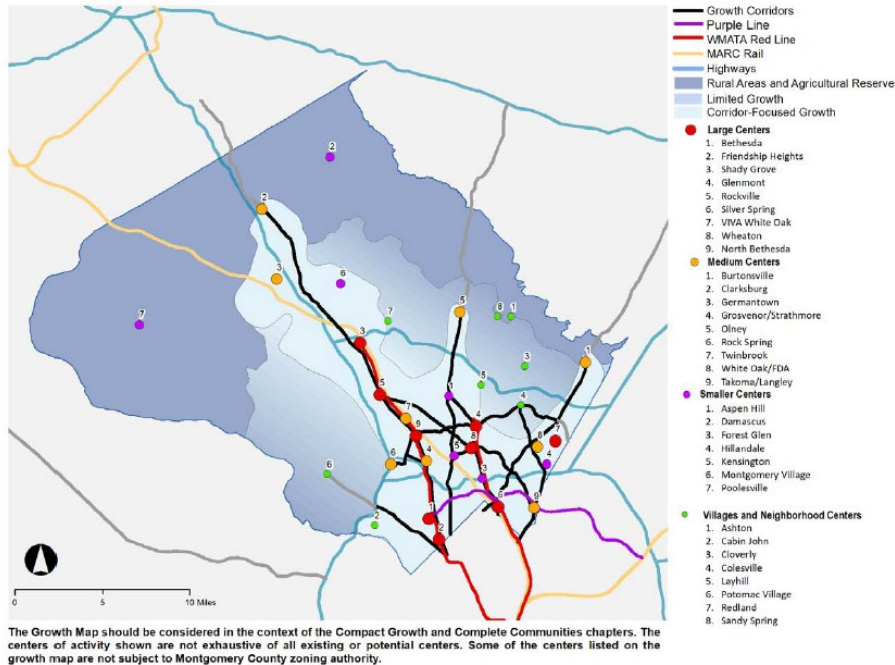
As indicated above, the parts of both the White Oak Master Plan and Fairland Master Plan were amended in 2014 to create the WOSG MP. The WOSG plan has three activity centers: large center # 7, median center # 8 and smaller center # 4. In 2023, another part of the Fairland Master was amended to

Attachment C

create the Fairland/Briggs Chaney Master Plan, which created additional activity centers along Old Columbia Pike. This set of properties east of Old Columbia Pike/US29 is where development is envisioned, not on the subject property.

The growth corridor on the diagram below is south of Randolph Rd and thus Thrive does not target this area for growth.

Figure 1. Thrive Growth Map



4. Housing Is Not Targeted for Notley

Colesville is not the area where more housing is targeted. That area is east of US29/Old Columbia Pike as envisioned in the 2014 WOSG MP. Housing is under construction to provide 463 high rise apartment units at the Hillandale Gateway Project on New Hampshire Ave at the Beltway. Another 387 apartment and townhouse units have started to open on Broadbirch Blvd. Some 4000-5000 high-rise apartments and townhouse units are in the early approval stages for of the 280-acre Viva White Oak. Preliminary Plan approval has been received for three master plan roads and the council is actively considering Tax Increment Financing for that \$2.8B project.

The statement made by the developer concerning page 112 from Thrive does not accurately reflect the text. Page 112 does not link the statement with specific properties. The linkage is covered immediately above.

Attachment C

Thrive sets out a vision that requires legislation to achieve. On July 22, 2025, the council enacted legislation to address the vision on Thrive Page 132. ZTA 25-02, a component of the More Housing NOW package would allow duplexes, triplexes, townhouses, and apartment buildings in the R-40, R-60, R-90, and R-200 zones if along the following road types: Boulevard, Downtown Boulevard, Downtown Street, Town Center Boulevard, or Controlled Major Highway. The front lot line, typically indicated by the street address, must abut the applicable corridor. The corridor, must be at least 100 feet wide, and have 3 existing travel lanes. The developer could take advantage of this new law along New Hampshire Avenue, but not along Notley Rd. The zoning would need to remain as R-200.

5. Intersection Congestion Counts Inappropriate

While the proposal will reduce the number of curb cuts from eight to two, we don't consider that a benefit. To us, the number of vehicles entering the road is the important measure. The proposal will add 30 times as many vehicles entering the road than currently since the proposal is to replace 5 existing houses with 150 houses.

We disagree that the LATR analysis for the intersection of Randolph Road and New Hampshire Ave is valid. We did not find an issue with the calculations. Rather the problem is with when the traffic counts were taken. They were taken when a high percentage of the federal and in some cases contractor personnel were working remotely (from home). In May 2024 some 1.1M federal employees were eligible to work from home. An Executive Order to work in the office was issued on February 19 with the return to work, slated to start on March 3, 2025. The traffic study was taken on February 25, 2025 which means the data does not represent the current conditions. The traffic engineer should have known that the traffic counts were taken before people returned to the office. This issue was widely discussed in the print media and on TV news programs.

We asked the planning staff to find old traffic counts from before the massive number of employees worked from home earlier this year and from before the pandemic. A study in 2012 showed that on New Hampshire Ave the peak direction of travel was 600 vehicles greater in the AM (from the north) and 550 greater in the PM (from the south). For Randolph Rd, the peak direction of travel was 620 vehicles greater in the AM (from the east) and 503 greater in the PM (from the west). These numbers are 28%, 29%, 44% and 33% respectively greater than the volume Gorove Shade counted. Having lived in the community, we have observed that the traffic volume just before the pandemic in 2019 were even higher than in 2012. Even using the 2012 counts, if Gorove had under taken their study after employees returned to work, the count would have surely shown the intersection is congested for both the CLV and delay measures.

We agree that a traffic signal at Notley Rd and New Hampshire Ave is justified, even without this development.

6. Pedestrian Environment on Public Roads No Real Benefit

The project would provide bike and sidewalk improvements next to the property along New Hampshire Ave and Notley Rd, but those improvements are short and would only be a benefit to the community if extended along both roads. Since the area along both roads is already fully developed, redevelopment would almost certainly be the only way the improvements would be extended. That is very unlikely as evidenced by this plan being the only one that has been proposed.

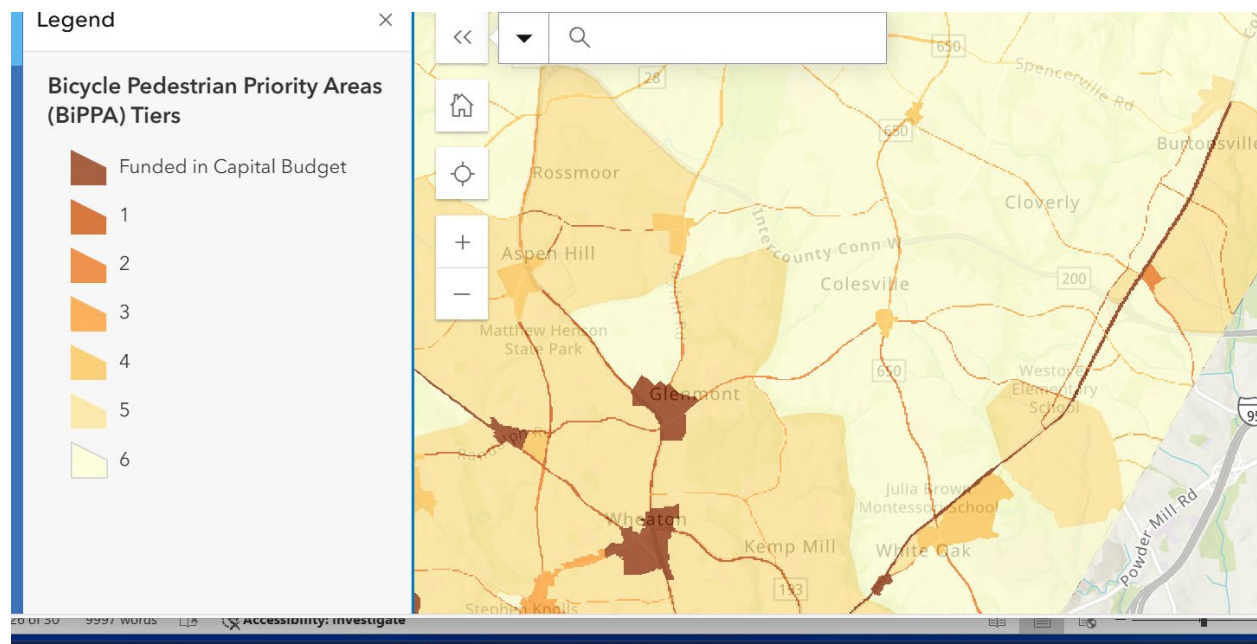
Attachment C

Pedestrian access is available via an existing sidewalk on New Hampshire Av. A sidewalk also exists across Notley for much of the length of the development. A sidewalk on the development side of Notley Rd would only be what the development provides so walking elsewhere along that road would not be safe, since it would require walking in the roadway.

Neither a bike sidepath nor other bikeway exists on either street, but are included in the Bikeway Master Plan, as a vision. Inclusion in that plan doesn't mean it will ever be built or, even if built, it will not be any time within decades. That plan states on page 139 that "The plan does not require the County to construct all master-planned bikeways, but instead provides options for implementation and network redundancy, so bikeways can be installed as opportunities arise." One of the primary options is via the subdivision process. Thus, bike lanes would be provided in along New Hampshire Ave and Notley Rd adjacent to this development if built but not elsewhere. Building bikeways is a priority in designed areas. This area is in Tier 6 as shown below, the lowest level for receiving county funding.

Figure 2. Figure 5 from Bike Master Plan

Figure 5. Page 139 From Bicycle Master Plan Showing Building Priorities



7. Development Does Not Have Enough On-Site Parking

There are multiple ways that the parking is not adequate. There is a development at the intersection of Layhill Rd and Glenallen Rd that closely matches the type of units, street widths, alleys, and parking that is proposed in this Notley development. It is instructive to look at the experience of that other development.

Attachment C

Visitor Parking. The only visitor parking is along the private road that parallels Notley Rd. At the meeting with the developer, we asked how many visitor spaces would be provided. They answered they were not sure but thought it was around 30. In measuring the site layout and scale from it, we came up with 26 spaces, assuming 21 feet length per vehicle. That is not anywhere near enough for 150 houses, since only 20% of the houses could have one visitor. Residents will often have multiple families and thus vehicles visiting at a time, so at most 10% could have visitors.

Also, some residents have more than 2 vehicles and when that situation occurs, people will use visitor parking. More visitor spaces are needed for people with more than two vehicles, which is in addition to spaces for actual visitors.

Lack of parking spaces is a problem for nearly all townhouse developments. A member of our association spoke to several residents in the above development and they indicated visitor spaces are almost always full, even in the middle of the workday. (See Figure 3 below, which was taken during the workday.) That development is directly across from the Glenmont Metro Station and thus residents theoretically would not need as many vehicles since they could use public transit. The Notley road project does not even have one bus operating along either road adjacent to the property. Thus, the lack of parking spaces would be a major problem in the evenings and weekends when most people visit. When this occurs, drivers will spill out into the neighborhood to find parking, thus impacting the entire neighborhood.

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Figure 3. Visitor Parking Full During Workday.



Unit Parking. Using the site layout, the distance between the two rows of townhouses is only 40 feet, half of which is the private alley. Thus, there is only 10 ft between the back of each townhouse and the alley. A parking space needs to be at least 21 ft. per zoning ordinance 6.2.5E. Thus, each vehicle will protrude into the alley (see Figure 4 and 5 below) or will need to enter part way under the townhouse. Also, note in the pictures that part of the space facing the alleys are taken up with AC compressor units and thus not available for parking a vehicle. Note that there is not enough space for cars to park on each side of the alley facing the townhouse units. If that were to occur, the alley would be unusable – need 42 feet and only have 40 ft.

The developer indicates the townhouses will be 16 ft or 20 ft wide. The zoning ordinance requires a width of 8.5 ft for a standard parking space. Thus, there is not enough width for two side-by-side parking spaces for the 16 ft wide units. It would take 36 ft of distance inside each townhouse (zoning ordinance requires 18 feet per space), if the intent is that people will park both cars under it. That is not realistic since it will be rare that any homeowner will go through the hassle on a regular basis of switching vehicles to access the one in front. Also, many people use an extensive amount of garage for storage, if not the entire garage. Thus, insufficient parking would be provided and people who would live in this development will try to park in the broader community thus causing adverse impacts on the surrounding neighborhood, contrary to their claim.

We also don't see where parking would be available for those townhouses facing the private roads. One vehicle will fit between the sidewalk and unit but not two. Since that space length is only 20 ft, there would not be any room for any landscaping and the vehicle would need to be almost touching the building to not extend into the sidewalk, which is not legal.

Attachment C

Figure 4. Parking in Back – lack of space



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Figure 5. Lack of Unit Parking Space



8. Development Makes improper Use of Open Space

Contrary to the developer statement, the central open space or park is separated from the linear open space or park by the end of a row of townhouses and a private road. The linear park is composed of seven stormwater management structures with the sidewalk curving around them. That “park” is not suitable for any active recreation and is only suitable for passive recreation like walking. There is only one seat, which is adjacent to the grill and thus not usable when someone is grilling. At least one seat should be provided in each park and several in the linear park.

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The proposed open space violates Section 6.3.3B of the zoning ordinance which prohibits “individual wastewater disposal area or drain field for community systems” and 6.3.5B.2.c, which indicates the area not be “so fragmented and disconnected by structures, parking, or stormwater management that they do not satisfy Section 6.3.1”. The MBF facilities result in fragmentation.

Children need active recreation facilities. Looking at “Pollinator gardens” in the bioretention SWM facilities are not of interest to young children other than for short, infrequent periods of time.

9. Stormwater Management Not adequate

We agree that there is no known formal (i.e., man-made) stormwater management on the site today. However, the site contains natural stormwater management via trees (many clustered), grass and other vegetation. We do not know how much, if any stormwater runs today into Notley Road and New Hampshire Avenue and adjacent properties but expect very little since the property generally doesn’t slope to the roads.

Stormwater runoff is a problem today from the northern senior housing facility and Cambodian Temple for those who live downhill to the west. When the two senior facilities were designed, steps were taken to minimize runoff to the west in that it was retained on site or piped to the east. However, in the last several years, the number and intensity of thunder storms has gotten more frequent and severe, as everyone can observe or know by listening to the news. The existing stormwater management systems are inadequate. As an example, flood warnings were issued for rain on July 31, 2025, indicating that 6 inches of rain could fall during the storm and 2 inches could fall in 30 minutes. Existing stormwater management systems are not designed to handle such heavy rain storms.

10. Proposed Zone not Appropriate

According to Section 5.3.2 of the zoning ordinance, one of three purposes of the Commercial/Residential Floating Zones is to allow mixed-use centers and communities. Since mixed use development is not proposed nor appropriate for this location, this zoning category must be rejected. If a residential floating zone was used instead, the maximum density would range from 2.18 to 4.36 units per acre, or between 19 and 39 detached units. Without rezoning, 19 detached units would be allowed.

11. Oppose Tree Variance

The developer proposes to completely remove all the existing trees and replace them with scattered short trees. Trees that straddle the property line should not be removed without the written approval of that adjacent property owner. The mature trees are a resource to the community since they provide shade and cooling that benefit everyone. Just eyeballing the entire property, approximately half of it is covered by trees, many of which are mature. GCCA opposes a tree variance.

12. Floating Zone Requirements Not Meet

The proposed development does not provide diverse housing opportunities. They are all very dense townhouses and are not compatible with the base zone or the surrounding community. The economic,

Attachment C

demographic and planning trends have not changed in this northern part of the 1997 White Oak Master Plan area. The southern part of that master plan has changed and the 2014 WOSG Master Plan was approved and adopted to address it. Thrive 2050 does not call for highly dense development in this area. The proposed BRT service is along Randolph Rd and south of it along New Hampshire Ave and thus doesn't serve this property without a long walk. Construction of these two BRT corridors is not included in the current CIP. Also, local bus Metrobus service on New Hampshire Avenue was discontinued as of June 28, 2025.

It should be noted that the percentage of senior citizens in the county and state is increasing. The two senior housing facilities, both on R-200 zoned property, provide housing diversity to support that population. Those senior facilities partly satisfy the master plan and Thrive housing goals.

The proposed density is not compatible with the existing neighborhoods. Sufficient parking will not be provided, with the result that people from this development will try to park in existing neighborhoods, thus impacting these neighbors.

According to the zoning ordinance, the two senior housing facilities and religious facility are all zoned R-200 and allowed either by right or as a conditional use in that zone. The subject development and shopping center are about quarter mile apart at the closest point. That path would be along New Hampshire Ave past R-200 residences. The walk from the far corner of the development to the Giant Grocery store would be about half a mile, which is considered the distance most people will not walk. Since that walk is along busy New Hampshire Avenue, which offers no sidewalk buffer, it will reduce further the number of people who will walk it.

13. School Capacity Data Dated

Some of the school data provided in the developer report is dated, since it was updated in June 2025. The utilization rate at Westover ES is 107.2%, (capacity of 276 and projected enrollment of 296). For White Oak MS, the utilization rate is 84.5% (capacity of 987 with projected enrollment of 834). The Springbrook HS utilization rate is 87.0% (capacity of 2100 with projected enrollment of 1828).

It is not correct to say that Westover ES is not over capacity. As the numbers above demonstrate, it is over 100% of capacity. It is correct to say that it has not reached the level where Tier 1 UPP payments are required.

August 14, 2025

Troy Leftwich
Montgomery Planning Department
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902

Mr. Leftwich,

I write to express my opposition to the Notley Road Application for a Local Map Amendment (H-159) to change the zoning from R-200 to CRNF-1.0 (C-0.0, R-1.0, H-60). My opposition is based on several factors as outlined below, but primarily that a CRNF zoning for that location is improper.

- I. CRNF Zoning is Inappropriate for the Intended Use
 - a. History

In 2014, the Montgomery County Council (MCC) adopted the floating zone tool as a means of applying new zones. This process underwent more than a year of review by the MCC and staff to ensure that each of the zoning plans met the needs of the county. In March 2014, the MCC, sitting as the District Council, approved the zoning changes in ZTA 13-04. In that approval, the MCC highlighted several points of the change that are relevant to this application. First, the MCC held that “CR, CRT, and CRN zones keep their names, with some changes to their standards. These zones would be used to replace a wide variety of **Mixed-use zones**. CRN is also proposed to consolidate CT, C-4, and, in some instances, C-1.” (emphasis added) (ZTA 13-04 Opinion page 2). The MCC highlighted that CRNF is intended to replace current mixed-use zones, i.e. those zones in which commercial and residential uses are intended to work collectively. CRNF is not intended to be used as a single use zone as applicant is attempting to do. Instead, MCC developed multiple other floating zones, such as RDF, TF and AF, to address the needs of single use residential zones.

Section 5.1.2(C) of Article 59 of the Montgomery County Code also sets forth important reasoning by the MCC about “ensur[ing] protection of established neighborhoods by:

1. establishing compatible relationships between new development and existing neighborhoods through limits on applicability, density, and uses;
2. providing development standards and general compatibility standards to protect the character of adjacent neighborhoods; and

3. allowing design flexibility to provide mitigation of any negative impacts found to be caused by the new use.”

As outlined below, it is clear that applicant attempts to use CRNF for this property is simply an end around of the zoning regulations to meet their goals of bringing high-density townhouses to a location where they are not intended to be. This is a development at direct odds with ensuring protection of established neighborhoods by its improper use of high-density zoning that is incompatible with the character of adjacent neighborhoods.

b. Purpose of CRNF

Section 5.3.2 of Article 59 of the Montgomery County Code sets forth the purpose of CRNF zoning to:

- A. allow development of **mixed-use centers and communities** at a range of densities and heights flexible enough to respond to various settings; (emphasis added)
- B. allow flexibility in uses for a site; and
- C. provide **mixed-use development** that is compatible with adjacent development. (emphasis added)

The code specifies that CRNF is only to be used for mixed-use, not single use residential. While mixed-use is not defined in the Montgomery County Code, the plain reading definition of mixed-use related to zoning is land development containing two or more types of uses (typically a mix of residential, commercial, office, and/or institutional). Furthermore, the Montgomery Planning Department requested an analysis of mixed-use developments, and in July 2021 a summary report was provided which did provide a definition for mixed-use. In that report, mixed-use was defined as “a project that provides more than one use or purpose within a shared building - housing, office, retail, commercial, recreational, or another use - is considered ‘mixed-use.’”

There is no debate that applicant does not intend a mixed-use development. Their application specifies that it will be C-0.0 and R-1.0, wholly residential. Furthermore, in their draft Declaration of Covenants, applicant limits the property to “residential, household living” in perpetuity. As a wholly residential and not a mixed-use development, the use of CRNF is inappropriate and counter to Montgomery County Code.

i. Incorporation of Historical CRN purposes

Applicant’s improper zoning request is also highlighted by Section 5.3.3 of Article 59 which sets forth the land uses for CRNF zones. Section 5.3.3(A)(1) specifies that only those

uses allowed in CRN zones are permitted. Following that reference to Division 4.5 of Article 59, we see that once again, applicant fails to meet any of the requirements for permitted uses. Section 4.5.1(B) sets forth that “the CRN is intended for pedestrian-scale, neighborhood-serving mixed-use centers and transitional edges.” The townhouse development submitted is not intended for pedestrian scale of anything, let alone a mixed-use center. Furthermore, Section 4.5.1(A) provides that the intent of a CRN zone is set forth in six specific factors. First, the CRN is intended to “implement the recommendations of applicable master plans.” The White Oak Master Plan does not recommend construction of a townhouse development at this property, let alone a mixed-use development. Second, CRNs are intended to “target opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses.” This property currently is not a single-use commercial area or a surface parking lot, nor is the planned development a mix of uses.” Next, CRNs should “encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street.” Not one aspect of the proposed development meets any of these criteria. Fourth, CRNs must “allow a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhoods.” As previously discussed, the proposed townhouses are not compatible with adjoining neighborhoods, nor will there be a mix of uses on the property.” Fifth, CRNs should “integrate an appropriate balance of employment and housing opportunities.” This development will provide no employment opportunities. Finally, a CRN needs to “standardize optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit.” As currently designed, the development will provide no public benefits. All green spaces are within the development and not for public use. If anything, the development will be a burden on the public with increased congestion, lack of parking, and overcrowding of schools. Ultimately, applicant fails to satisfy any of the intents behind the CRN zoning, which is referenced as the basis for land use of a CRNF zone. Having failed to meet every factor, the CRNF zone should not be permitted.

c. TF is the Appropriate Zoning for the Intended Use

The applicant here has a strong motivation for seeking CRNF instead of a more appropriate Residential Floating Zone, which is profit. CRNF permits the applicant to avoid the units per acre requirements within the Residential Floating Zones to use the more generous FAR requirements of the CRNF zoning. As a point of comparison, under CRNF, applicant is seeking to construct up to 150 townhomes on the approximately 9-acre lot. Under Townhouse-Floating (TF), one of, if not the most appropriate residential floating

zones, applicant would be limited to 4.36 units per acre, or 39 units total. While there is a strong financial motivation for applicant to seek CRNF, that does not override the appropriateness of a Residential Floating Zone, as outlined below.

i. Purpose of TF

Section 5.2.1 of Article 59 of the Montgomery County Code sets for the general purposes of Residential Floating Zones, to include the TF zone. It states that “[t]he purpose of the Residential Floating zones is to:

- A. allow flexibility in residential development, including site layout, lot size, and placement;
- B. allow residential development of a certain size to provide limited accessory commercial uses for the daily needs of the community; and
- C. provide residential development that is compatible with the surrounding neighborhood.

The Code further highlights in Table 5.3.2A that with a property density of less than 12 units per acre and less than 150 units total, the land use rules should follow the Townhouse Low Density (TLD) rules. Under those rules in Table 4.4.11B, site coverage is limited to 40% with at least 4800 sqft of site space per unit. Heights are also limited to 40 feet.

Ultimately, what applicant is seeking is townhouse development. Despite the Montgomery County Code clearly identifying a single use residential zone as appropriate, applicant has attempted to backdoor their development into a CRNF zoning plan that is intended for mixed use, not townhouse development. While the developer will undoubtedly make more profit by dramatically increasing the density on the property, the zoning rules and density requirements, especially for properties under the euclidean R-200 zone, means that lower density, which better conforms to the neighborhood, is appropriate. The planning staff and planning board should not recommend this application for approval using CRNF zoning.

II. Requirements for Approval

To approve a Local Map Amendment, the MCC must find compliance of the plan with Section 7.2.1 of Article 59. Likewise for the Planning Department and Planning Board to recommend the project, these entities must also come to the same findings. Despite the arguments set forth in Applicant’s Land Use Report, they have failed to satisfy any of the requirements.

Subsection (a) requires that the proposal “substantially conform with the recommendations of the applicable master plan, general plan, and other applicable County plans.” Applicant claims first that the White Oak Master Plan is no longer relevant because it was approved in 1997 but then argues that it supports the plan because of housing, transportation, and environmental goals.

The White Oak Master Plan, while adopted in 1997, is still accurate and provides a valid guide for development in the area. When updates have been needed, they have been done, such as with the White Oak Science Gateway (WOSG) Master Plan that was adopted in 2014. The northern part of the White Oak Master Plan, however, covers an area that is little changed since 1997. Most of the property in the area was already developed (see White Oak Master Plan Fig. 10 and 11). As such, there has been no need to amend the current master plan and the conclusions in the plan are still valid.

The White Oak Master Plan identifies Coleville, in which the proposed development sits, as a community of “mostly low-density, single family detached residential.” (White Oak Master Plan page 10). The plan further envisions the area remaining residential in nature.” (White Oak Master Plan page 13) It further specifies that “[h]igher density residential development will be located around commercial centers and provide convenient access to shopping and transit.” (*Id.*) The plan recommendations include retaining “the existing zoning designations in residential neighborhoods,” and “encouraging “new residential development within residential neighborhoods that is compatible with surrounding neighborhoods and community.” (White Oak Master Plan page 38) Based on the conclusions and recommendations in the plan, there is no support for removing low-density single-family residences to replace them with high-density townhouses.

With respect to housing, applicant attempts to justify nonconformance with the White Oak Master Plan by implying that a residential community is automatically compatible with all residential communities. The plan does not recommend this and in fact recommends the opposite. (White Oak Master Plan page 38) Furthermore, the thought that rows of townhouses up to 60 feet tall is “designed to promote compatibility with the surrounding residential homes” is incongruous. (Applicant’s Land Use Report page 10)

Applicant touts new sidewalks and bike lanes as enhancing transportation in the neighborhood in line with the master plan, but they fail to discuss the impact of their “improvement.” First, there already exists a sidewalk along New Hampshire Avenue. Their plan to close it during construction (note that the sidewalk is within the LOD) only to reopen it once completed is not a benefit to the community or supportive of the master plan but simply an inconvenience while it is removed. Second, the improvements along Notley Road only extend down the property line 1000 feet and then end. Anyone traversing these new

paths will be forced again back onto the perils of walking or biking on Notley Road. While the master plan supports enhancements, these limited actions are of no consequence to the community at large.

Finally, applicant asserts that the property results in “uncontrolled rainwater runoff” and “will increase the overall tree canopy.” First, applicant proposed to remove green space from more than 8 acres of grass and plant life and replace it with .8 acres of green space. While it is true that there currently is not a stormwater management plan for the property, the property does not have a stormwater issue because of the composition of trees and plants on the land. Only when all of the trees are removed and more than 8 acres of the property are covered in nonpermeable surfaces does a stormwater problem exist. The solution to that problem is to build drainage ponds on the property (note that these ponds are included in the open recreation space for residents) and to then shuttle the water through storm drains to a small pond on Notley Road. The stormwater concern is one that exists solely as the result of this high-density development and the proposal should not claim success in mitigating a problem of its own creation. The applicant’s assertion that it will increase tree canopy is also dubious. The proposal is to remove every tree on the property and once construction is complete to plant street trees throughout the development. Old growth trees to be removed include Red Maple (43 in. diameter), Black Walnut (44 in.), White Pine (37 in.), Slippery Elm (50 in.), and Black Cherry (40 in.). These large trees will be replaced with small 3 in. diameter trees that will be planted in close proximity to the townhouses and will not grow into large shade canopy trees.

Subsection (b) mandates that the proposal “further the public interest.” Applicant argues that the project supports the public interest simply because it adds more housing. While there is a strong interest in more housing and affordable housing in Montgomery County, that housing must serve the community and the residents who will live there. For this project, the applicant is seeking to add substantial housing to an area with no public transportation, no meaningful local recreation facilities, and no pedestrian friendly retail or restaurant options. Instead, this plan will hamper the public interest. For example, the current proposal only has 21 parking spaces on the streets of the neighborhood. Those 21 spots are intended to accommodate guests for 150 units while also allowing parking for units where residents own more vehicles than the two spots they are allotted. Now the surrounding community will be forced to accommodate parking on already busy and narrow residential streets.

Subsection (c) necessitates that the proposal “satisfy the intent and standards of the proposed zone and, to the extent the Hearing Examiner finds it necessary to ensure compatibility, meet other applicable requirements of this Chapter.” As fully explained

above, the proposal does not satisfy the intent nor standards of the CRNF zone as this is not a mixed-use development. Despite applicant's acknowledgement on page 19 of their Land Use Report that CRNF is intended for mixed-use, they simply ignore that requirement in their argument that single use residential fits the intent and standards.

Subsection (d) requires that the proposal "be compatible with existing and approved adjacent development." Applicant argues that because this is residential and it will improve the streetscape that it is compatible with existing development. This ignores the reality that the surrounding neighborhoods are single-family residences zoned R-200 and R-90. There are no low-density townhouses or multi-family residences in the existing adjacent developments. The contrast between the high-density residential townhouses and is stark and simply not compatible.

Subsection (e) mandates that the proposal "generate traffic that does not exceed the critical lane volume or volume/ capacity ratio standard as applicable under the Planning Board's LATR Guidelines, or, if traffic exceeds the applicable standard, that the applicant demonstrate an ability to mitigate such adverse impacts." Applicant attempts unreasonable contortions in their traffic report to satisfy this requirement, but a closer look at the data shows their information to be unreliable. (Please note that supplemental comments will be filed with respect to this section as I am awaiting information pursuant to the MPIA.)

Finally, Subsection (f) demands that the proposal "not adversely affect the character of the surrounding neighborhood." Again, applicant simply asserts that all residential uses are of the same character and so there will be no adverse effect. The neighborhoods surrounding this development are single-family residences of various styles, from single-level ramblers, to split-level houses, to two story colonial style, and many more in between. These neighborhoods were generally developed organically with varying styles, builders, and materials. Framed by larger lots, the neighborhood provides an oasis to the suburban tempo. The neighborhoods also incorporate old growth trees and forests throughout, earning the name Sherwood Forest. The proposed townhouses are in conflict with almost every aspect of the described neighborhood. To build the townhouses, the applicant has proposed clear cutting every tree on the property, no matter size, age, or specimen, and has even asked to remove trees from the neighboring properties, including a park. Once all of the trees are removed, the green spaces will be covered with private roads and driveways for 150 units. Finally, five rows of eight townhouses each, 40 in total, will tower 60 feet tall along Notley Road. This will significantly adversely affect the character of the neighborhood.

Applicant also implies that adding 1300 feet of new sidewalks and bike lanes will “facilitate pedestrian and bicycle connectivity within the surrounding neighborhood.” The absurdity of this statement can only be highlighted by the fact that the new bike lanes and sidewalks will end at the property line, in the middle of the block, with no egress except back to whence you came. So, while 1300 feet of new sidewalk is nice, it only leads to having to walk or bike on Notley Road, which applicant’s traffic study has already identified as dangerous and for which the county has already labeled as dangerous (red) for pedestrian and bike traffic because of the street width and speed. The reality is that high-density townhouses lining Notley Road and 60 feet high is in complete contrast to the character of the neighborhood.

While not in applicant’s Land Use Report, when they were asked why they had chosen CRNF instead of a Residential Floating zone, they made clear that zoning it this way would allow future development without the need for another Local Map Amendment. So, if another developer purchased the property in the future, apartments and condos could be constructed without the need to bring the plans before the Council. This opens a back door to a building that could even further impact the character of the neighborhood without the MCC being able to react.

III. Floating Plan Applicability

While applicant has failed to utilize proper zoning as outlined above, they have also improperly also improperly analyzed the prerequisites for putting CRNF in a residential zone as set forth in Section 5.1.3(C). For example, applicant identifies that the property has “frontage on and vehicular, bicycle, and pedestrian access to at least 2 roads, at least one of which is nonresidential.” This is false as the applicant points out on page 5 of their Land Use Report that there will not be vehicular access to New Hampshire Avenue, only to Notley Road. While there will be emergency access to Notley this does not satisfy this prerequisite. Additionally, the applicant has provided no information other than a check box to indicate that existing water and sewer connection is adequate to add 150 units. There is no report from WSSC.

Applicant also claims, without justification, that the property is within $\frac{3}{4}$ of a mile of existing parks which will provide for 30% of the recreation demand. In their recreation filing, they identify a large baseball diamond, rectangular field, two tennis courts, and two teen friendly playgrounds as meeting this demand. Based on the map, one must assume they include Colesville Local Park because no other local parks provide these features. Because of New Hampshire Avenue being between the proposed development and the Colesville Local Park and the only place to cross New Hampshire Avenue being the intersection with Midland Rd, the park is actually 4600 feet in walking distance, or .87

miles, more than the $\frac{3}{4}$ of a mile requirement. Thus, it is highly unlikely that residents will walk to the local park as contemplated by the requirement and they cannot satisfy this prerequisite.

Likewise, applicant claims the development to be within $\frac{1}{4}$ mile of a grocery store, but in reality, the distance is .28 miles as the crow flies and .34 by using pedestrian paths. While this is close to $\frac{1}{4}$ mile, it exceeds it and the prerequisite fails.

With these prerequisites not met, the applicant has failed to satisfy Section 5.1.3(C)(2)(b).

IV. Thrive 2050

Applicant's Land Use Report, filed as part of their application, misstates how this project relates to the County's Thrive 2050 plan. Applicant's claim that the project promotes many of the goals and objective's of Thrive 2050. They further claim that the project is in a Corridor-Focused Growth area and cite the Growth Map on page 71 of the plan. In fact, the Growth Map shows that New Hampshire Avenue is a growth corridor south of Randolph Road, not north of Randolph Road, the location proposed development. Furthermore, the area around New Hampshire Avenue north of White Oak is designated as a Limited Growth area, not a Corridor-Focused Growth Area.

Overall, this project simply looks to increase housing in the County through high-density townhouses without concern of neighboring communities, traffic, transportation, or commercial opportunities. This is not in line with Thrive 2050.

V. Conclusion

In summary, applicant has elected to seek a zoning change to which they are not entitled as a matter of law as the plan does not satisfy any of the requirements necessary to approve such a change. As such, the Planning Department should not recommend this Local Map Amendment.

I reserve the right to supplement these comments as new information is obtained.

Sincerely,

[REDACTED]
13809 Overton Lane
Silver Spring, MD 20904

[REDACTED]
[REDACTED]