

From: [Cirner, Casey L.](#)
To: [MCP-Chair](#)
Cc: [Kaufman, Connie](#); [Dan Demeria \(dan@potomacheritagehomes.com\)](#); [David W. McKee \(dmckee@benninglandplan.com\)](#); [Fuster, Marco](#); [Dickel, Stephanie](#)
Subject: Agenda Item #9 Cabin John Park - Preliminary Plan 120250080 & FCP F202550330
Date: Tuesday, December 16, 2025 10:12:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)

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

Good morning Chair Harris and Planning Board Members:

Please find linked below a letter and exhibits for submittal into the public hearing record for the above-captioned matter and for reference at the December 18, 2025 public hearing:

<https://miles.sharefile.com/public/share/web-s1c8452c23d644771817ac16de9b9bf8b>

Please do not hesitate to contact me if you have any questions or concerns.

Happy Holidays!

Regards,
Casey Cirner

Casey L. Cirner (She/Her/Hers)

Principal

915 Meeting Street | Suite 1110 | North Bethesda, MD 20852
D: +1 301.517.4817 | C: +1 301.642.3450 | F: +1 301.841.7986



[vCard](#) | ccirner@milesstockbridge.com



Exciting Update! Miles & Stockbridge is now at Pike & Rose in North Bethesda! Please note my new office address: 915 Meeting Street, Suite 1110, North Bethesda, MD 20852. Opening a North Bethesda office is a great extension of our presence and commitment to clients across the DMV. My email and phone number remain the same - I look forward to staying in touch! To learn more about our move, click [here](#).

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Casey L. Cirner
301.517.4817
ccirner@milesstockbridge.com

December 16, 2025

Artie Harris, Chair
Members of the Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
2425 Reddie Drive, 13th Floor
Wheaton, MD 20902

Re: Agenda Item # 9
Cabin John Park Preliminary Plan of Subdivision 120250080 & Forest Conservation Plan
F20250330 (the “Application”)
6551 80th Place, Cabin John, MD 20818 (the “Property”)

Dear Chair Harris and Members of the Montgomery County Planning Board:

On behalf of Potomac Heritage Homes, Inc., successor to 4205 Saul Road, LLC (“Applicant”), I hereby submit the following documents into the December 18, 2025 public hearing record for the above-captioned matter:

1. Approved Stormwater Management Concept Plan;
2. Storm Drain Analysis dated July 2, 2025 and July 28, 2025;
3. Storm Drain Analysis Computations;
4. Development Review Committee Comments; and
5. MCAtlas Map

We appreciate your assistance with this matter and look forward to the public hearing.

Very truly yours,

A handwritten signature in blue ink that appears to read 'Casey L. Cirner'.

Casey L. Cirner

cc: Marco Fuster, Planner III, Montgomery County Planning Department
Stephanie Dickel, Supervisor, Downcounty Planning
Daniel Demeria, Potomac Heritage Homes, Inc.
Nicholas Demeria, Potomac Heritage Homes, Inc.
David W. McKee, RLA, Benning & Associates, Inc.

25-YEAR HYDRAULIC CALCULATION
CABIN JOHN PARK

25-Year Hydrology Calculations (Pre-Development)

Developed Area = 50,700 s.f. = 1.16 ac.

Imp HSG-B = 0.00 ac (C = 0.90)

Imp HSG-C = 0.00 ac (C = 0.90)

Open HSG-B = 0.40 ac (C = 0.16)

Open HSG-C = 0.76 ac (C = 0.24)

Weighted C = 0.21

$T_C = 15.00 \text{ min}$

$I_{25} = 5.84 \text{ in/hr}$

$Q_{25} = 1.42 \text{ cfs}$

25-Year Hydrology Calculations (Post-Development)

Developed Area = 50,700 s.f. = 1.16 ac.

Imp HSG-B = 0.09 ac (C = 0.90)

Imp HSG-C = 0.19 ac (C = 0.90)

Open Space HSG-B = 0.30 ac (C = 0.16)

Open Space HSG-C = 0.58 ac (C = 0.24)

Weighted C = 0.38

$T_C = 15.00 \text{ min}$

$I_{25} = 5.84 \text{ in/hr}$

$Q_{25} = 2.57 \text{ cfs}$

10-YEAR STORAGE VOLUME CALCULATIONS CABIN JOHN PARK

10-Year Hydrology Calculations (Pre-Development)

Developed Area = 50,700 s.f. = 1.16 ac.

Imp HSG-B = 0.00 ac (C = 0.90)

Imp HSG-C = 0.00 ac (C = 0.90)

Open HSG-B = 0.40 ac (C = 0.16)

Open HSG-C = 0.76 ac (C = 0.24)

Weighted C = 0.21

$T_C = 15.00 \text{ min}$

$I_{10} = 5.00 \text{ in/hr}$

$Q_{10} = 1.22 \text{ cfs}$

10-Year Storage Volume (Pre-Development)

Study Area (A_M) = 0.0018 mi²

CN = 70

P = 4.77 in

$S = \frac{1000 - 10}{CN} = 4.29 \text{ in}$

CN

$Q = \frac{(P - 0.2S)^2}{(P + 0.8S)} = 1.87 \text{ in}$

$q_u = 975 \text{ csm/in}$

$q_p = q_u A_m Q = 3.28 \text{ cfs}$

$V_s = 53.33 * Q * (A_M) = 7,809 \text{ ft}^3$

10-Year Hydrology Calculations (Post-Development)

Developed Area = 50,700 s.f. = 1.16 ac.

Imp HSG-B = 0.09 ac (C = 0.90)

Imp HSG-C = 0.19 ac (C = 0.90)

Open Space HSG-B = 0.30 ac (C = 0.16)

Open Space HSG-C = 0.58 ac (C = 0.24)

Weighted C = 0.38

$T_C = 15.00 \text{ min}$

$I_{10} = 5.00 \text{ in/hr}$

$Q_{10} = 2.20 \text{ cfs}$

10-Year Storage Volume (Post-Development)

Study Area (A_M) = 0.0018 mi²

CN = 76

P = 4.77 in

$$S = \frac{1000 - 10}{CN} = 3.16 \text{ in}$$

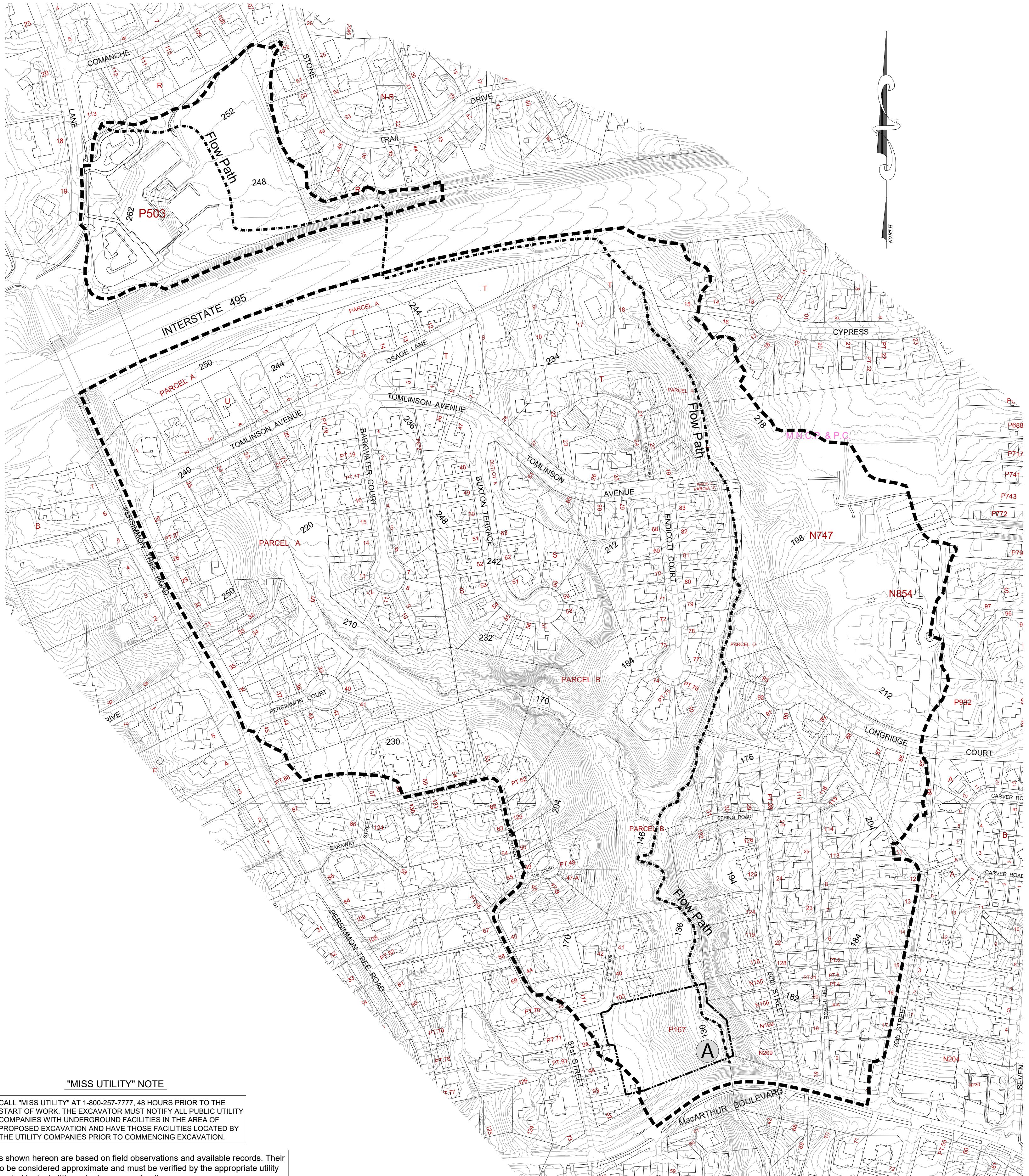
$$Q = \frac{(P - 0.2S)^2}{(P + 0.8S)} = 2.35 \text{ in}$$

$q_u = 1,000 \text{ csm/in}$

$q_p = q_u A_m Q = 4.23 \text{ cfs}$

$$V_s = 53.33 * Q * (A_M) = \mathbf{9,815 \text{ ft}^3}$$

10-year storage volume increase: = **2,006 ft³**



GENERAL NOTES

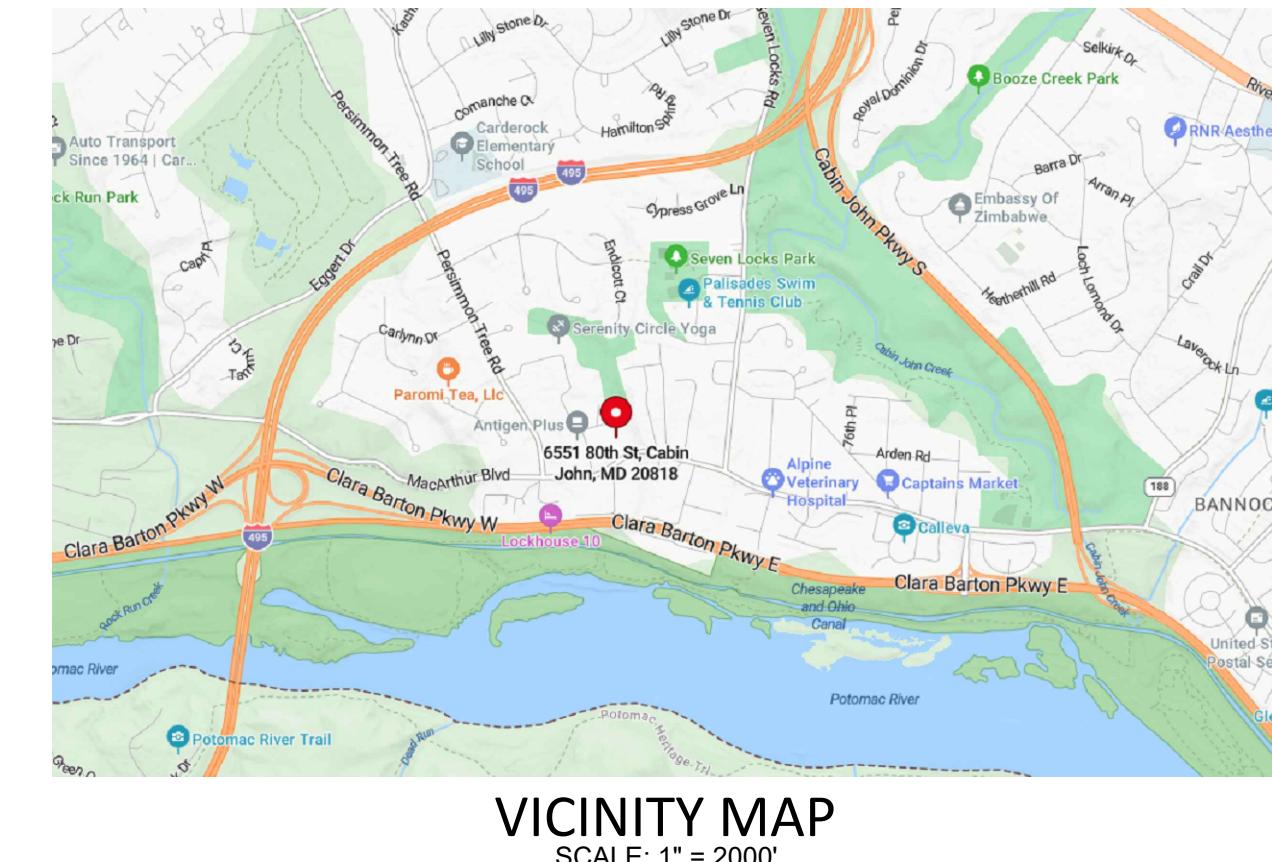
1. The subject property is located on tax map GN21 and WSSC sheet 208NW08.
2. The subject property is within the Rock Run watershed.
3. The subject property is within the R-90 zone.
4. Area of property: 2.38 ac.
5. Topographic contours based on Park & Planning 2-foot aerial topography.
6. Horizontal elevations per MD State Plane NAD83, and vertical datum per National Geodetic Vertical Datum NAVD 88.

DRAINAGE NOTES

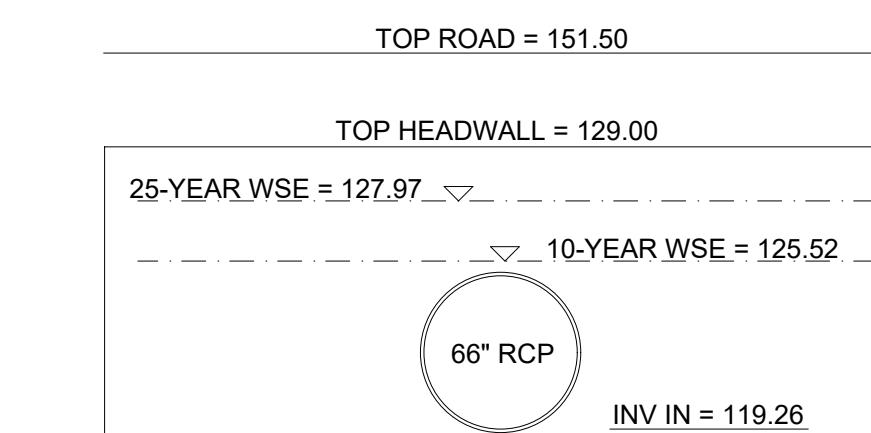
1. Study point **A** is located at an existing 66" RCP culvert located under Mac Arthur Blvd.
2. The development's proposed impervious areas (0.37 ac) compose 0.30% of the total drainage area, and will have no hydraulic impact to the existing 66" RCP culvert.

SD ANALYSIS NOTES

1. The HW/D ratio for the existing 66" RCP culvert at study point **A** meets MCDOT criteria during 10-year ultimate zoning conditions. (HW/D = 1.14)
2. The HW/D ratio for the existing 66" RCP culvert at study point **A** meets MCDOT criteria during 25-year ultimate zoning conditions. (HW/D = 1.58)



PRE-DEVELOPMENT HYDROLOGY						
STUDY POINT	AREA (ac)	IMP	GREEN	CN	Tc (hrs)	Q ₁₀ (cfs)
(A)	127.0	See Breakdown in Comps		73	0.6130	203.6
						301.0



EXISTING 66" RCP CULVERT ELEVATION
NO SCALE

SOIL	HYDROLOGIC GROUP	DESCRIPTION
2B	B	Glenelg silt loam, 3 to 8% slopes
2C	B	Glenelg silt loam, 8 to 15% slopes
6A	D	Baile silt loam, 0 to 3% slopes
16D	C	Brinklow-Blocktown channery silt loams, 15 to 25% slopes
41B	B	Elsinboro silt loam, 3 to 8% slopes
116E	D	Blocktown channery silt loam, 25 to 45% slopes, very rocky

PROFESSIONAL CERTIFICATION

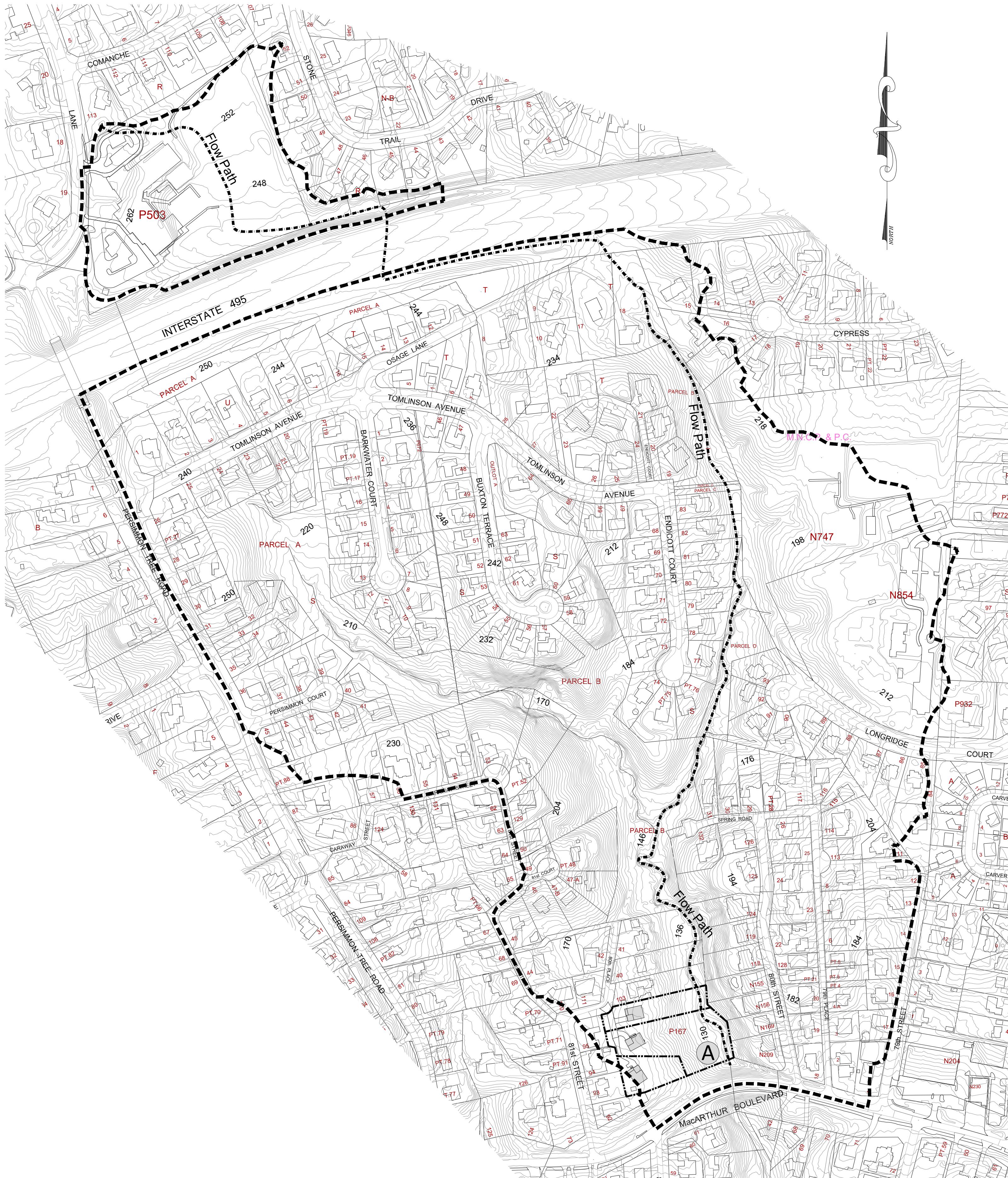
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, license No. 25725, expiration date: 6-20-2027

Jon A. Shianco 7-2-2025
JON A. SHIANCOE DATE:
MD PE#25725



PRE-DEVELOPMENT DOWNSTREAM STORM DRAIN ANALYSIS

NO.	DATE	REVISIONS



POST-DEVELOPMENT HYDROLOGY						
STUDY POINT	AREA (ac)	IMP	GREEN	CN	Tc (hrs)	Q ₁₀ (cfs)
(A)	127.0	See Breakdown in Comps		73	0.6130	203.6
						301.0

TOP ROAD = 151.50
 TOP HEADWALL = 129.00
 *25-YEAR WSE = 127.97
 *10-YEAR WSE = 125.52
 66" RCP
 INV IN = 119.26

*The proposed development condition will not have an effect on the 10 or 25-year water surface elevation of the existing 66" RCP.

EXISTING 66" RCP CULVERT ELEVATION
 NO SCALE

DRAWN BY: JAS	DATE: JULY 28, 2025	SCALE: 1 INCH = 200 FEET	SHEET NO.: 2 OF 2	DWG FILE: 493-SD STUDY.DWG	POST-DEVELOPMENT DOWNSTREAM STORM DRAIN ANALYSIS		
					NO.	DATE	REVISIONS
ENGINEERING	JAS	DESIGN					
5105 MOUNT OAKS SANCTUARY DRIVE							
BOWIE, MD 20720							
PHONE (301) 262-1630							
WWW.JASEDLLC.COM							

Plan Review - Department Review Status

Project Name: **120250080**

Workflow Started: **10/25/2024 12:47 PM**

Report Generated: **03/07/2025 10:22 AM**

CYCLE	DEPARTMENT	STATUS	REVIEWER
1	MCPS	Incomplete	
	FIRE & RESCUE	Revision Requested	Marie LaBaw
	AREA TRANSPORTATION	Revision Requested	Marco Fuster
	DPS ZONING	Revision Requested	Amy Zou
	HISTORIC PRESERVATION	Incomplete	
	HOUSING & COMMUNITY AFFAIRS	Recommend For Approval	Adrian Hopson
	AREA ENVIRONMENTAL	Revision Requested	Marco Fuster
	WASHINGTON GAS	Recommend For Approval	Jared Martin
	SEDIMENT & STORMWATER	Revision Requested	Andrew Kohler
	PEPCO	Incomplete	
	COUNTY TRANSPORTATION	Revision Requested	Brenda Pardo
	AREA SITE PLAN	Revision Requested	Grace Bogdan
	ROW PERMITTING	Recommend For Approval	Sam Farhadi
	STATE HIGHWAY ADMINISTRATION	Recommend For Approval	Kwesi Woodroffe
	AREA MASTER PLAN	Revision Requested	Marco Fuster
	WSSC	Recommend For Approval	Mahboobur Rahman
	WATER & WASTEWATER POLICY	Recommend For Approval	Timothy Williamson
	AREA SUBDIVISION	Revision Requested	Marco Fuster
	DPS ENFORCEMENT	Incomplete	
	COUNTY ARBORIST	Recommend For Approval	Laura Miller
	ARCHEOLOGY	Recommend For Approval	Brian Crane
	PARK PLANNING	Revision Requested	Darcy Buckley

Plan Review - Department Review Status

Project Name: **120250080**

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REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
7	1	WATER & WASTEWATER POLICY Timothy Williamson 2/24/25 1:32 PM	Comment DEP-WSWU Comments: The use of public (community) water service for this project is consistent with the existing W-1 water category designated for this site. The use of public (community) sewer service for this project is consistent with the existing S-1 sewer category designated for this site.			Resolved
8	1	HOUSING & COMMUNITY AFFAIRS Adrian Hopson 2/25/25 2:06 PM	Comment Development does not trigger any MPDU requirements, nor does it require a payment into the Housing Initiative Fund because it is providing fewer than 11 units.			Info Only
9	1	ARCHEOLOGY Brian Crane 2/27/25 2:23 PM	Comment There is a potentially significant archaeological site in the southwest corner of the application area. Most of this site is thought to be in the rear portion of the owner's adjacent property at 6501 81st Street. The site is not included in the Montgomery County Master Plan for Historic Preservation. There are no formal requirements from Montgomery Planning with respect to it. If the property owner wishes to preserve this site, they may contact Montgomery Planning Historic Preservation or the Maryland Historical Trust for further information and recommendations.			Info Only
10	1	DPS ZONING Amy Zou 2/28/25 10:17 AM	Changemark Changemark #01 Ingress/Egress easement should be provided and shown on record plat.	07-PREL-120250080-004.pdf		Unresolved
11	1	DPS ZONING Amy Zou 2/28/25 10:20 AM	Changemark Changemark #02 Building height requirement is 35 ft. to roof peak or 30 ft. to mean height between eaves & ridge of gable, hip, mansard or gambrel roof.	07-PREL-120250080-004.pdf		Unresolved
12	1	WASHINGTON GAS Jared Martin 2/28/25 1:59 PM	Comment There are WGL facilities in the project limits. To obtain a GIS map of WGL facilities, please register for access to WGL's mapping portal and submit a request: https://mapcenter.washgas.com/Pages/login.aspx . When final plans are available, please provide them directly to WGL for full review; please contact kyle.dunn@washgas.com.			Info Only
13	1	FIRE & RESCUE Marie LaBaw 3/2/25 11:17 PM	Changemark FDA Unable to read dimensions on FD access plan.	13-FDA-120250080-001.pdf		Unresolved

Plan Review - Department Review Status

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Workflow Started: **10/25/2024 12:47 PM**

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14	1	FIRE & RESCUE Marie LaBaw 3/2/25 11:17 PM	Changemark FDA 80th Place pavement width appears too narrow for standard driveway apron to function as needed. Dimension 80th Place pavement width and design driveway apron appropriately.	13-FDA-120250080-001.pdf		Unresolved
15	1	FIRE & RESCUE Marie LaBaw 3/2/25 11:17 PM	Changemark FDA Insufficient pavement width 80th Place between existing hydrant and site. Show new on-site water supply.	13-FDA-120250080-001.pdf		Unresolved
16	1	FIRE & RESCUE Marie LaBaw 3/2/25 11:17 PM	Changemark FDA Unless all lot BRLs are increased to minimum 15 feet, units shall be located such that main side hinge doors are no farther than 50 feet from edge of compliant FD vehicular access measured as the firefighter walks.	13-FDA-120250080-001.pdf		Unresolved
17	1	FIRE & RESCUE Marie LaBaw 3/2/25 11:17 PM	Changemark FDA Show that all pavement between MacArthur Blvd and the site necessary for emergency access is at least 12 feet wide with adequate turning radii at all intersections.	13-FDA-120250080-001.pdf		Unresolved
18	1	WSSC Mahboobur Rahman 3/3/25 2:52 PM	Changemark Genera Comments 1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service. 2. Coordination with other buried utilities: a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements. b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC. c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted. d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSC pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3. e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts. f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way. g. Upon completion of the site construction, utilities that are found to be located within WSSC rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense. 3. Forest	07-PREL-120250080-004.pdf		Unresolved

Plan Review - Department Review Status

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			Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.			
19	1	WSSC Mahboobur Rahman 3/3/25 3:02 PM	Changemark Ex. water and sewer mains Existing water/sewer mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.	07-PREL-120250080-004.pdf		Unresolved
20	1	WSSC Mahboobur Rahman 3/3/25 4:07 PM	Changemark Water and sewer availability An 8 - inch diameter water (CI) and 8-inch diameter gravity sewer mains in 80 th Place is available to serve First Floor (FF) of proposed Bldg on Lot 1 . A 12 -inch diameter water (CI) and 10-inch diameter gravity sewer (CI) main in MacAurthur Boulevard is available to serve Lot 2 and 3. It is the applicants responsibility to test pit the water and sewer lines and determine its exact horizontal and vertical location as well as to verify the type of pipe material. The applicants engineer is responsible for coordinating with WSSC for monitoring and inspecting test pits for this project.	07-PREL-120250080-004.pdf		Unresolved
21	1	COUNTY TRANSPORTATION Brenda Pardo 3/4/25 1:59 PM	Changemark MCDOT 1. 80th Place a. 80th Place is classified as a Neighborhood Street with a minimum 60-foot right-of-way (ROW) per Montgomery County Code 49-32.c. b. Plat #3163 shows that the current ROW is 42-feet. Based on this plat, DOT believes that additional dedication is necessary. c. No bicycle facilities recommendations. d. Note that additional improvements might be needed to accommodate Fire & Rescue on 80th Place. 2. Proposed residential access to conform to Fire& Rescue access needs. 3. Note that only 4 lots can connect to a single driveway. 4. Show all existing topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, utilities, rights of way and easements, etc.). 5. Sight Distance: INCOMPLETE a. Since 80th Place ends towards the right side of the street, please make a note of this. Use the same distance as the target. The same should be noted for the left side of the road, as it ends at a T-intersection and use that distance as target. b. Resubmit a completed, executed MCDOT Sight Distances Evaluation certification form, for all existing and proposed site entrances onto County-maintained roads, for our review and approval. Profile of all intersection and driveways should meet sight distance requirements. 6. Storm Drain: INCOMPLETE a. NOTE: MCDOT will not issue a letter unless storm drain has been approved. b. Label contours on storm drain plans.	07-PREL-120250080-004.pdf		Unresolved

Plan Review - Department Review Status

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			c. Provide existing and proposed storm drain drainage area plans. d. Show the flow path lengths for existing and post-development conditions on the storm drain drainage area plans. e. Storm Drain: Submit a storm drain study if any portion of the subject site drains to the Montgomery County public storm drain system. i. If the design discharge from the site drains to a county-maintained storm drain system and is greater than the existing condition, analyze the complete storm drain system to a point where three consecutive storm drain pipe runs are able to convey the proposed peak design discharge without surcharging the system. ii. If the design discharge from the site drains to a county-maintained storm drain system and is less than or equal to the existing condition, analyze the complete storm drain system to a point where one consecutive storm drain pipe run is able to convey the proposed peak design discharge without surcharging the system. f. Please refer to the following link to complete Storm Drain Design: https://www.montgomerycountymd.gov/dot-dir/Resources/Files/StormDrainRevChecklist.pdf 7. Design all access points to be at-grade with sidewalk/sidewalk, dropping down to street level between the sidewalk and roadway. 8. Trees in the County rights of way â€¢ spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section. 9. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant 10. Recorded covenant for the operation and maintenance of private streets, storm drainage systems, and/or open space areas. 11. Posting of the ROW permit bond is a prerequisite to DPS approval of the record plat.			
22	1	WSSC Mahboobur Rahman 3/4/25 3:02 PM	Changemark Service connection size The minimum size new water service connection for Group R-3 occupancies shall be 1.5 inches. See WSSC 2021 WSSC Plumbing & Fuel Gas Code 112.1.1.1	07-PREL- 120250080-004.pdf		Unresolved
23	1	WSSC Mahboobur Rahman 3/4/25 3:10 PM	Changemark Water connection in 80 th Place Water connection at the existing bend will not be allowed. Connection should be perpendicular to the existing mains. Realignment of proposed WHC may be required.	07-PREL- 120250080-004.pdf		Unresolved
24	1	WSSC Mahboobur Rahman 3/4/25 3:15 PM	Changemark Outside meter Per Group R-3 (Single Family Homes) outside meter required. The following parameters shall determine where outside WSSC meters are required, for all service	07-PREL- 120250080-004.pdf		Unresolved

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			connection new or replacement: 2021 WSSC Plumbing and Fuel Gas Code 602.2.1.1 602.2.1.2 In neighborhoods where majority of the homes are served by outside meters. 602.2.1.3 When not meeting any condition above, but at the request (option) of the property owner.			
25	1	WSSC Mahboobur Rahman 3/4/25 4:17 PM	Changemark Ex. nearby water/sewer house connections Show and label all existing nearby water and/or sewer service connections that may be impacted by the proposed development.	07-PREL- 120250080-004.pdf		Unresolved
26	1	SEDIMENT & STORMWATER Andrew Kohler 3/6/25 10:59 AM	Comment 295848. Must obtain an approved SWM concept.			Unresolved
27	1	PARK PLANNING Darcy Buckley 3/6/25 11:12 AM	Comment There are no apparent Parks impacts.			Info Only
30	1	AREA TRANSPORTATION Marco Fuster 3/6/25 4:59 PM	Changemark Changemark note #01 Plan Note 5 states 80th Place is not currently built to any County standards, while the SOJ states public facilities will be adequate to support and service the area of the subdivision (without specifying how the associated standards would be met). Please address/rectify this discrepancy.	07-PREL- 120250080-004.pdf		Unresolved
31	1	AREA TRANSPORTATION Marco Fuster 3/6/25 4:59 PM	Changemark Changemark note #02 Show/demonstrate compliance with Complete Streets (for both frontages). Complete Streets Design Guide - Montgomery Planning	07-PREL- 120250080-004.pdf		Unresolved
32	1	AREA TRANSPORTATION Marco Fuster 3/6/25 4:59 PM	Changemark Changemark note #03 Show/demonstrate compliance with the Bicycle Master Plan (for MacArthur).	07-PREL- 120250080-004.pdf		Unresolved
33	1	AREA TRANSPORTATION Marco Fuster 3/6/25 4:59 PM	Changemark Changemark note #04 Add a bold note on each sheet reading Coordination with the National Park Service and/or the Army Corp of Engineers is necessary for any activities such as, but not limited to utility connections and construction traffic within the MacArthur Boulevard ROW.	07-PREL- 120250080-004.pdf		Unresolved
35	1	AREA TRANSPORTATION Marco Fuster 3/6/25 5:13 PM	Changemark Changemark note #01 Expand SOJ to address adequacy of 80th Place and the modifications, dedication, etc. required by DOT and or Fire and Rescue. Also address compliance with Complete Streets and The Bicycle Master Plan. (See overall comments).	01-SOJ- 120250080.pdf		Unresolved

Plan Review - Department Review Status

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Workflow Started: **10/25/2024 12:47 PM**

Report Generated: **03/07/2025 10:22 AM**

36	1	COUNTY ARBORIST Laura Miller 3/6/25 11:26 PM	Comment Please see comments in associated FCP F20250330.			Info Only
37	1	AREA ENVIRONMENTAL Marco Fuster 3/7/25 9:56 AM	Changemark Changemark note #01 Universally address the overall comment across applications F20250330 and 120250080.	07-PREL-120250080-001.pdf		Unresolved
38	1	AREA MASTER PLAN Marco Fuster 3/7/25 9:59 AM	Changemark Changemark note #01 The Bethesda-Chevy Chase Master Plan has numerous general recommendations and major goals that apply to the proposed redevelopment of the site such as the following examples: Page 3 - The major goal of the Master Plan is to protect the high quality of life, the residential character, and the natural environment throughout the area. - Preserve and protect sensitive environmental areas. Page 19 - Protect the environment, character, and cultural resources throughout the Planning Area. Provide improved access and safety for pedestrians and bicyclists. Page 64- This Plan recommends preservation of the Potomac Palisades unique environmental features of wooded slopes and vistas and the perpetuation of the open space character established in the area. Page 70 of the Master Plan includes the following major recommendation: It is recommended that all Federally-owned property currently in a natural state to be maintained as protected open space.... Page 20 and 137 - Design any new sewer or water lines to protect natural features in parklands. Although the SOJ and overall application address other recommendations of the Master Plans, the layout/SOJ need further revision to be consistent with the Master Plan reference noted above (see overall comments for more information).	07-PREL-120250080-004.pdf		Unresolved
39	1	AREA SUBDIVISION Marco Fuster 3/7/25 10:01 AM	Changemark Changemark note #01 Universally address comments across applications 120250080 and F20250330. Plan Note 5 states 80th Place is not currently built to any County standards, while the SOJ states public facilities will be adequate to support and service the area of the subdivision (without specifying how the associated standards would be met). Please address/rectify this discrepancy (needed to address APF under 50.4.J. and other related requirements). Address 50.4.D.3. - Area for public roads and associated utilities and storm drainage. There is not enough information available yet to address 50.4.E.2 Road Design Standards. Further interagency coordination will be required after the requested road sections and other information is provided. Address 50.4.E.3. Additional requirements for public roads, as	07-PREL-120250080-004.pdf		Unresolved

Plan Review - Department Review Status

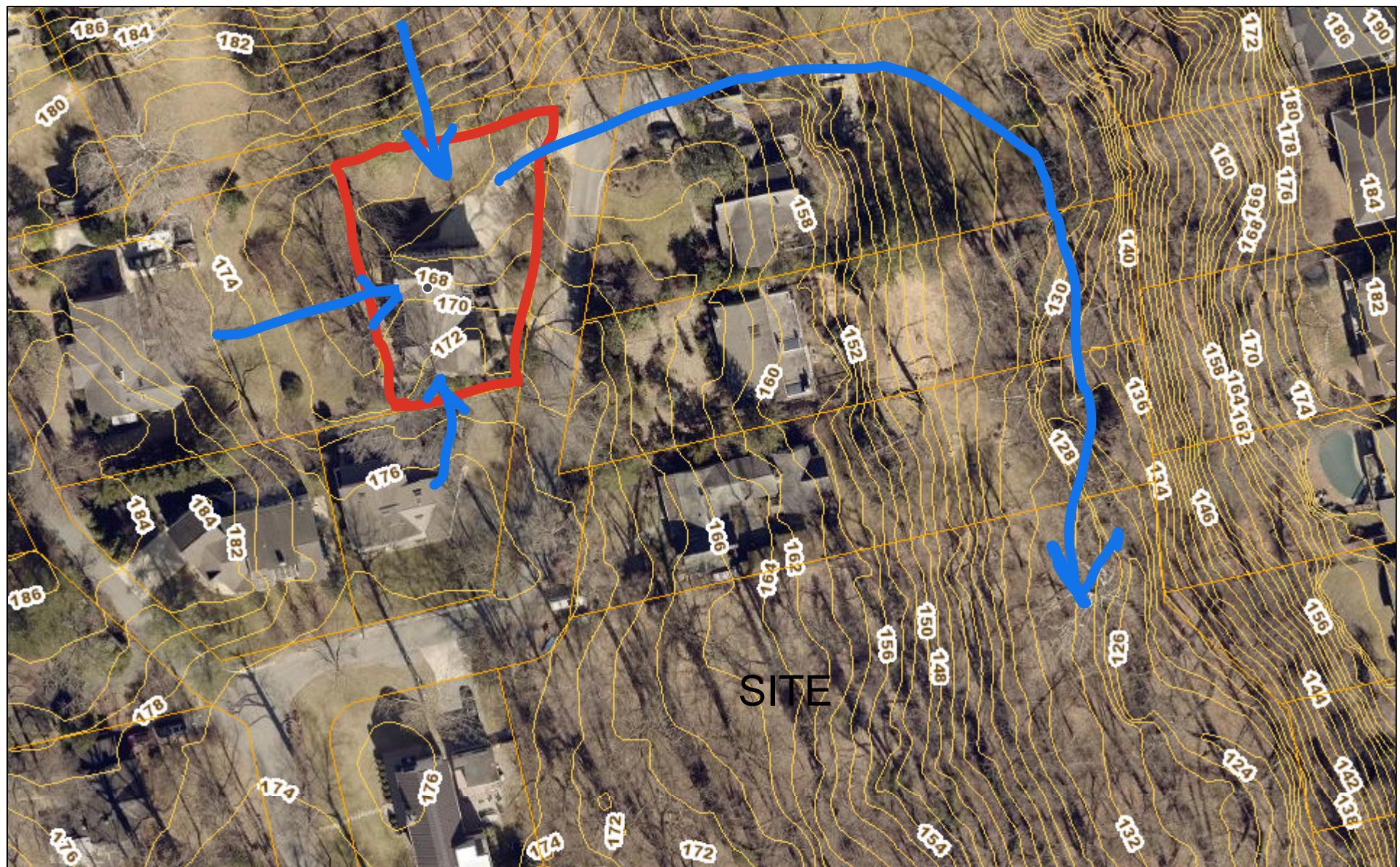
Project Name: **120250080**

Workflow Started: **10/25/2024 12:47 PM**

Report Generated: **03/07/2025 10:22 AM**

		applicable. Address 50.4.E.3.bâ©! the subdivider must provide any additional required right-of-way dedication and reasonable improvement to the road in front of the subdivision, including sidewalks and bicycle facilities, as required by Master Plan, the Road Design and Construction Code or by a municipality, whichever applies. (See related transportation comments). Address 50.4.3.E. (Roads) 1. Plan requirements. a. Master Plan Roads. Preliminary plans must include roads shown on any adopted Master Plan or Highways, in satisfaction of the Road Design and Construction Code. Show ingress/egress easements for shared driveways. What is this proposed feature. Given anticipated changes to the layout, BRLs etc. The Development Tables and associated items will be reviewed as part of an updated submission. Further coordination with Maryland Historic Trust (MHT), National Park Service (NPS), and Army Corp Of Engineers (ACOE) needed for work in the MacArthur ROW.			
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MC Atlas Webmap



12/16/2025, 9:22:47 AM

1:1,128

0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.06 km

<input type="checkbox"/> Property_poly_with_data	Contours (2-ft, 2023; <1:4,800)	<input type="checkbox"/> 201 - 400	<input type="checkbox"/> Red: Band_1
<input type="checkbox"/> SoftLines	-36 - 100	<input type="checkbox"/> 401 - 600	<input type="checkbox"/> Green: Band_2
	101 - 200	<input type="checkbox"/> 601 - 900	<input type="checkbox"/> Blue: Band_3

MCG, GIS, ESRI, Pictometry
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson,

montgomeryplanning

ASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | MCG, GIS, ESRI, Pictometry | Information Technology & Innovation (ITI), Montgomery County Planning Department, MNCPPC | Information Technology & Innovation (ITI), Montgomery County Planning Department, MNCPPC

USFW

GIS Manager Information Technology & Innovation (ITI) Montgomery County Planning Department, MNCPPC T: 301-650-5620 | ITI | Montgomery County Planning Department (ITI) | Jay Mukherjee, ITI | Montgomery County Planning Department | CGM | Montgomery County Planning |

From: [grace mcquire](#)
To: [MCP-Chair](#)
Subject: Testimony for meeting
Date: Tuesday, December 16, 2025 11:59:03 AM

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

Hello,

I plan to testify at the upcoming planning board meeting about the proposed development for Cabin John.

I am attaching the link to what I plan to say

here: <https://docs.google.com/document/d/19yptvJRryLGr89AylRmdv7zf3T3JRVso0dNebblFMTs/edit?usp=sharing>

Best,
Grace McGuire

Thank you for the opportunity to testify.

I'm speaking today as a 22-year-old who grew up on 81st street and who wants to be able to live here in the future.

When I look at this proposal, what I see is a disconnect between Montgomery County's stated goals and the reality of what is being approved. We constantly hear about the need to retain young people, support working families, and create inclusive, sustainable communities. Yet this project does the opposite. It replaces forested land next to parkland with three large, single-family homes that will sell for close to \$2 million each. That is not housing policy - it is only serving our county's wealthiest. Projects like this don't create opportunities for the next generation—they close the door further, while asking us to accept the environmental and infrastructure impacts.

Cabin John is special because it is not overbuilt. It is defined by its proximity to parkland, Cabin John Creek, and intact forest. I have countless memories from growing up of going into the very woods they plan to develop to play hide and seek, find Lily, our neighbor's dog known for escaping, or just an afternoon adventure. The undeveloped woods were some of the most important parts of growing up in Cabin John for me. The parcel proposed for development directly borders protected land and functions as part of that important ecosystem. Once it is cleared, the loss is permanent. If we continue to allow high-end development in environmentally sensitive areas simply because it is profitable, we erode the very qualities that make communities like this desirable in the first place.

There is also a fairness issue in how decisions like this are made. Hearings scheduled during work hours—especially right before the holidays—systematically exclude younger residents who don't have flexible schedules. That means decisions shaping the long-term future of this community are being made without the meaningful participation of the people who will live with the consequences the longest.

This isn't about resisting change. It's about asking what kind of change we are choosing. Are we building a community that future generations can realistically live in, or one that prioritizes short-term profit and speculative development over sustainability, affordability, and environmental responsibility?

Approving more unaffordable housing in sensitive areas does not solve Montgomery County's housing challenges. It worsens them—while permanently altering land that cannot be replaced.

As someone who grew up here, I want Cabin John to remain a place where young people can imagine building their lives—not just a place that gets priced further out of reach with every new decision.

I urge the Planning Board to deny this application and to prioritize development policies that reflect long-term community health, environmental protection, and generational equity.

Thank you for your time and consideration.

From: [Pascal Pittman](#)
To: [MCP-Chair](#)
Subject: Letter of Objection, Application 120250080
Date: Tuesday, December 16, 2025 11:48:40 AM
Attachments: [20251216 Letter of Objection.pdf](#)

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

Please find attached my Letter of Objection to the Development of the Mater Lot, Application No. 120250080.

Thank you for your consideration

PASCAL D. PITTMAN, AIA



To: Montgomery County Planning Board

Re: Application 120250080

From: Pascal & Monica Pittman, [REDACTED]

My name is Pascal D Pittman and I have lived at the above address since January of 1984. Our property abuts the north side of the property being developed, informally referred to as the "Mater Lot". The development of this property is part of an incremental travesty which is occurring throughout Cabin John, generally in conformance with zoning ordinances & applicable building codes and exacerbated by the large scale of this development.

While I would prefer the property not be developed at all, maintaining the invaluable, bucolic nature of our environment/neighborhood; I recognize the rights of property owners to develop their properties, in accordance with "matter-of-right" zoning/development. There is a correct way of executing the development of a property and a wrong way of executing the development of a property. Unfortunately, the Mater Property is proposed to be developed in the WRONG WAY.

I request that the approval of this development be subject to the following, legally binding, conditions:

1. Site Access: Originally there existed three alternative, potential means of access to the property: Access from MacArthur Blvd., access from the dogleg of 80th Place or access via the now developed property at 6501 81st. The developer knowingly developed 6501 81st St., by matter-of-right development, intentionally removing it as the most logical access point to the Mater Lot with the least disruption to the neighborhood. The remaining site access options are gross compromises: From 80th place, creating life safety & egress concerns and from MacArthur Blvd. requiring surmounting historical preservation requirements and significant structural/civil modifications to the area immediately north of MacArthur Blvd. In so far as the developer created these unacceptable conditions limiting site access, he should be required to due diligently study, in full public transparency, viability of access from MacArthur Blvd including the structural/civil engineering options required to maintain the integrity of aqueduct & culvert in the general vicinity of this development & in full conformance with the Corps of Engineers requirements.
2. Regarding construction traffic: the developer has stated that he has no control over his subcontractors (I consider this to be a false statement), which resulted in significant traffic congestion when he developed 6501 81st. He abrogated his responsibilities which created life safety issues at the intersection of MacArthur

Blvd. & 81 St, oftentimes requiring vehicles to backup 81st St to exit the immediate neighborhood via Caraway St. It should be noted that this option does not exist on 80th Pl so the likelihood of being “blocked-in” is significant, once again creating life safety and inconvenience issues for the residents of 80th Pl. Regardless of which access point is ultimately agreed upon, the contractor should be required to park ALL construction related vehicles (including the personal vehicles of construction workers) on-site. No “standing vehicles” should be permitted on MacArthur Blvd., 81st St., nor 80th Pl. The Mater Lot is sufficiently large to accommodate this requirement throughout construction

3. The developer has indicated that he is in full compliance with the Stormwater and Groundwater management requirements of the county. This may be the case, however as a resident of close to 41 years, I can attest to the fact that each time a residence is constructed, conforming to the county’s requirements, flooding of our streets and basements occurs to an ever-worsening degree. This indicates that the county’s requirements do not currently prevent flooding of residences & streets during significant rain events. With the development of four residences (one already built) these unacceptable conditions will exacerbate the likelihood of flooding in a threefold or fourfold manner throughout our neighborhood. We would request that a thorough study of current Stormwater & Groundwater requirements be conducted such that this development and future developments do not contribute to the unacceptable flooding conditions which we currently encounter. This study should be a condition precedent of the development of the Mater Lot due to its size and number of planned or constructed residences.
4. Emergency vehicle access: It is unclear how emergency vehicles will access the development. Frequently personal or contractor vehicles are parked along the surrounding roadways. A clear description of the routes of access for emergency vehicles should be demarcated and documented.

Respectfully,

Pascal D Pittman, AIA & Monica Pittman

From: [Shawn Donnan](#)
To: [MCP-Chair](#)
Cc: [Rachel Donnan](#)
Subject: Re: Cabin John Park: Preliminary Plan 120250080 & Forest Conservation No. F20250330
Date: Tuesday, December 16, 2025 11:30:21 AM

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

Re: [Cabin John Park: Preliminary Plan 120250080 & Forest Conservation No. F20250330](#)

Dear Planning Commission,

Our family lives at [REDACTED] 2018, which sits at the junction of 81st Street and 80th Place. We and our neighbors stand to be severely affected by the development request above not just during construction but afterwards and are also concerned that the developer is ignoring the character and concerns of the neighborhood. We therefore ask that Montgomery County deny the application.

Our reasons are as follows:

1. The development will mean the razing of a significant portion of one of the last forested lots in Cabin John. It also includes a stream that flows into the Potomac Watershed.
2. There is evidence that the lot may be on a site that has Native American archaeological, historical and cultural significance with artifacts having been found there. At the very least there should be a careful study of the site by experts.
3. The development will cause harm to other homeowners and increase the risk of flooding and other drainage issues in the area. Anyone living in the neighborhood will tell you that the stream that flows through the lot often floods. Despite the developer's claims, the building of three large homes and destruction of old growth trees to make way for them will clearly have a significant impact on drainage.
4. The access to the lot is narrow and constrained, which means that construction traffic will be incredibly disruptive to neighbors. We have already experienced multiple construction projects in the area in recent years including one by the developer applying to build on this lot. Our experience is that his management of construction team was extremely disruptive and that he was flippant about complaints. We worry that an even bigger project would cause yet more disruptions and even damage to our property as trucks go back and forth to the site for a prolonged period.
5. This is out of line with the development priorities of Montgomery County. Building yet more multi-million-dollar single-family homes and destroying the natural environment to do so will do nothing to improve the broad issues of access to housing in the county. There are far better ways to address the issue.

Thank you for the opportunity to share our views. We hope that you will take into consideration the broad opposition in the community to this development and do the right

thing.

Sincerely Yours,

Shawn & Rachel Donnan

[REDACTED]

From: [Carolina Furukrona](#)
To: [MCP-Chair](#)
Cc: furukrona@hotmail.com
Subject: Submission of Written Comments For Hearing on 12/17 (120250080)
Date: Tuesday, December 16, 2025 11:53:43 AM
Attachments: [Written Statement Submitted by Carolina Furukrona.pdf](#)

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

To Whom It May Concern,

I hereby formally submit a written statement (attached) for the hearing taking place on Thursday, December 12, at 12:20 pm regarding the development on 80th Place, Cabin John, application 120250080.

I also ask for permission to testify orally during the hearing.

Sincerely,
Carolina Furukrona

December 16, 2025

To: Montgomery County Planning Board
Re: Application 120250080

Dear Members of the Montgomery County Planning Board,

I am writing to formally express my strong opposition to the proposed development planned for my neighborhood, and to request that it not move forward in its current form due to serious and unresolved public safety, traffic, and community impact concerns.

The residential streets surrounding my home—the property at the corner of 81st Street and 80th Place—are extremely narrow and were not designed to accommodate heavy construction traffic, large delivery vehicles, or emergency response equipment. Large trucks often need to do a 3-point turn in order to turn into 80th Place, and I have been stuck unable to move out of my driveway more times than I can count due to large trucks or heavy traffic. More than once I had to drive over my entire lawn to get out because I was late for an appointment. Furthermore, whenever there is a truck on 81st Street, I often have to take an alternative route to go up Caraway into Persimmon Tree Road and down MacArthur Ave as there isn't enough space to go down 81st Street. And when I attempt to get by, I have scratched the side of my car on branches. It is incomprehensible to think that the standard street traffic, not to mention emergency vehicles – would be able to move freely if trucks and crews were in and parked on either street.

Introducing construction vehicles and increased traffic to these streets would severely impede the safe movement of residents, restrict emergency vehicle access, and create hazardous conditions for pedestrians, including children who regularly use these streets.

If the entrance to the site is to remain on 80th Place, 81st Street and 80th Place would both have to be widened, which would mean moving three or more large trees and power lines, at significant cost to the county and/or development and hassle for the current residents, especially for my lot.

Visibility on these streets is already limited. During a previous development by the same developer, trucks routinely obstructed sightlines, creating dangerous conditions. In fact, my family and I experienced a near-accident due to trucks blocking visibility at intersections.

Allowing similar conditions to occur again would put residents at unacceptable risk. Moreover, my children and I have often been at risk of being run over by cars when crossing MacArthur Ave from 81st Street to get to the bus stop on the other side when trucks are there.

We have direct experience with this developer's poor site management practices, complete disregard for resident complaints and combative behavior. During the developer's previous project in our area, which lasted more than one year, construction debris and trash were frequently left in and around the site and on 80th place, including nails scattered in the roadway. My children and I encountered this trash and debris daily walking to and from the bus stop. Even more egregious is that the developer placed a port a potty next to the street and outside of the construction site, and the port of potty door was open at nearly all times. This meant that my children, who were 5 and 8 at the time, and I, as well as all other neighborhood children walking

to and from the bus stop and every car driving down 81st St, were exposed to foul smells and, one a few occasions, public indecent exposure. Several times my children and I saw men relieving themselves in the port of potty with the doors open, which is an intimidating sight. Furthermore, I had one flat tire from driving over nails on the street during construction.

This same developer repeatedly failed to take responsibility for maintaining safe and clean conditions and was slow or unresponsive to resident concerns. The police were called multiple times for noise violations and neighbors filed complaints with the County that went unanswered. This history raises serious doubts about the developer's ability—or willingness—to manage construction in a safe, responsible, and community-conscious manner.

If the Development is ultimately approved by the Board, I request the following:

1. **That the development entrance be relocated to MacArthur Avenue**, rather than using the narrow residential streets of 80th Place and 81st Street. MacArthur Ave is far better suited to handle construction traffic and would significantly reduce safety risks and neighborhood disruption.
2. **That no parking be allowed of any construction vehicle or truck, including the worker's own vehicles, on 81st St, 80th Place, and MacArthur Ave.** All construction vehicles and worker parking must be restricted inside the development site itself.
3. **That the line of trees behind my home be preserved.** They provide critical privacy, environmental benefits, and a buffer between residential homes and development activity.
4. **That the number of houses built be reduced from three to two** to shorten the construction timeline and reduce the disruption and risks to the residents.
5. **That Montgomery County require strict oversight and enforcement** to ensure the developer follows the law, is fully responsive to resident complaints, maintains a clean and safe site, and conducts all work in a manner that is respectful to the community.

Given the serious concerns brought forward by the residents throughout this process, should the development be approved, we will hold the County and the Developer accountable for all safety issues that happen to the residents and our children during construction.

This development, as currently planned, poses real and preventable risks to public safety and quality of life. I urge the County to take these concerns seriously and require meaningful changes before allowing the project to proceed. Thank you for your time, consideration, and commitment to protecting the safety and well-being of Montgomery County residents.

Sincerely,
Carolina Furukrona

A horizontal line of black redaction marks, with a few small black squares above the main line, representing a redacted signature.

From: victoria.gray@gmail.com
To: [MCP-Chair](#)
Subject: Mater Lot development in Cabin John MD
Date: Tuesday, December 16, 2025 12:22:15 PM
Sensitivity: Confidential

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

Dear MCP,

I support this development. I am sorry that it is not a denser project with more affordable units, but I support the development of more housing as studies prove adding additional housing --regardless of its price point-- frees up housing for others.

Please protect the owner's property rights which are the bedrock of our democracy by approving this project.

Thanks

Victoria Gray
81st owner

From: [Nathan Canestaro](#)
To: [MCP-Chair](#)
Subject: Written comments for 18 December planning board meeting
Date: Tuesday, December 16, 2025 9:13:22 AM
Attachments: [Canestaro planning board objection.docx](#)

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

Please accept my written comments for the record opposing application 12050080, to be heard this coming thursday, 18 December. I have also filed an intent to speak at that meeting.

Nathan Canestaro

To the Montgomery County Planning Board

In re: application 120250080

My name is Nathan Canestaro, and I am a Cabin John homeowner whose property is adjacent to the 80th place lot whose development is under consideration. I ask the board to deny this proposed application in its entirety. However, if it is to proceed, I ask the board to reduce the number of houses to no more than two, limit construction to one home at a time, and require the developer to park his vehicles solely on the lot.

- Our community also requires assurances from the county that it will enforce its laws and regulations during construction. This developer has a track record of irresponsible behavior, and the county's insufficient oversight during his last construction project in our neighborhood allowed a great deal of negligent and reckless behavior.

The proposed development is not in “substantial conformance” with the Bethesda-Chevy Chase Master Plan. This plan describes how this forested area is both environmentally sensitive and essential for the character of the community—and that its “preservation in an undisturbed state is essential to minimize erosion and stream degradation.” Even with a conservation buffer on the stream on the east side of this lot, the construction of three homes on this lot is not consistent with the “undisturbed state” described in the BCC Master Plan.

- In particular, the removal of so many mature specimen trees on the lot would be a significant loss for both the character of our community and its environment, both of which the master plan seeks to protect. Even if they are replaced by new trees, they would take decades to reach the same level of maturity. Montgomery County frequently tells its taxpayers that it cares about the environment, and our community asks that it now back up words with action by preserving the woods in its current state.

Construction of three houses on the 80th place lot will substantially increase stormwater run-off into other nearby properties and roads. The developer's drainage control measures as proposed are insufficient to adequately control the flow of water coming from the lot—as county code on this matter is outdated and does not reflect the increase in the frequency and severity of flooding resulting from climate change. Moreover, our community has seen a steady worsening in run-off following even the limited development seen to date.

- Members of our community who live along the stream into which this development would drain report that **every time a lot is redeveloped upstream the flooding problems on their property get worse**—and several have already spent thousands of dollars on flood remediation or prevention. This development would only worsen these problems and inflict property damage and financial costs on members of our community.
- **Moreover, previous construction by this same developer on a lot adjacent to the property in question has resulted in a significant increase in storm runoff.** After the construction of 6501 81st Street by this same developer, Potomac Heritage Homes (PHH) in 2024-2025, there has been recurring flooding along MacArthur Boulevard at the base of that property. This includes huge pools of water that overflow drainage ditches and linger for

sometimes as long as two weeks after a rainstorm. Constructing three houses on the 80th Place lot will significantly worsen this problem.

Our neighborhood is opposed to Montgomery County issuing permits to a developer that has demonstrated callous disregard for the community during prior construction projects. Almost everyone in our community can attest to PHH's irresponsible, sloppy, and dangerous behavior during its previous work on 6501 81st Street—and I filed multiple complaints with the county to document it.

- **The developer's assertions that its crews acted responsibly in regards to parking and traffic during its previous construction at 8501 81st Street are false.** My home is adjacent to this property, and I personally witnessed how PHH routinely blocked 81st Street without a permit, and was often unwilling to move their construction vehicles out of the way despite multiple complaints by residents. Building one house on a 20-foot-wide street was a major obstacle for residents—and now the developer expects us to accept triple that volume of vehicles on a 16-foot wide, dead-end street. If this work is to proceed, PHH must be required to park its vehicles solely on the lot so as not to block residents in.
- **PHH also acted with contempt in regards to the property rights of adjacent homeowners,** trespassing, damaging property, and improperly disposing of trash—including a six-foot length of PVC pipe which PHH workers tossed into my front yard. PHH never compensated us for the damage its crews inflicted. Every time we complained to PHH, its owners deflected blame telling us “I can’t control my subcontractors” or that “I can’t be present all the time to watch what’s going on.” This is an admission that PHH does not adequately oversee its work and that this irresponsible behavior will continue if the development is approved.
- Additionally, during his work on 6501 81st Street, PHH and its subcontractors violated county noise ordinances by working with air compressors and nail guns until 8pm or later, and in one instance had a minor (about 12 years of age) doing second-floor roofing work. Several residents also suffered tire damage to their vehicles from nails and screws that PHH’s crew carelessly threw onto public roads.

Our community requires meaningful assurances from Montgomery County that they will provide proper oversight of these construction projects and that they will take action upon complaints from the community. During the prior construction on 81st Street, I filed four separate complaints with the county about blocked roads and late-night construction and no action was ever taken. The Montgomery County Police Department also failed to respond to calls to come and witness these violations.

In sum, this proposed development would be harmful to the environment, worsen stormwater runoff and flooding, and be disruptive to the present residents. **Moreover, we question why the county plans to issue permits to a developer who has already demonstrated a callous disregard towards our community and is unwilling or unable to conduct his projects in a responsible manner.**

Nathan Canestaro // [REDACTED]

From: [Abdelkarim Moharram](#)
To: [MCP-Chair](#)
Subject: Concerns About Cabin John Park Development – Cabin John Park Development (Stormwater Management File No. 295848; M-NCPCC Plan No. 120250080)
Date: Tuesday, December 16, 2025 9:32:48 AM
Attachments: [Video.mp4](#)

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

Dear MCP Chairperson,

I'm writing to share my concerns about the proposed development on 80th Place in Cabin John. We live directly downstream from the site (██████████) right at the culvert that was recently worked on—without any notice to us, even though crews were on our property.

We've had ongoing issues with stormwater during heavy rains—the stream rises significantly, and the culvert often struggles to handle the flow. Any increase in runoff from this development will only make things worse. Clearing an acre of forest and adding more impervious surfaces will reduce the land's ability to absorb water, sending even more runoff into an already overloaded system.

Many of us in the neighborhood have spent thousands trying to manage flooding, and this project will only add to that burden. We ask the county to either deny or significantly scale back the development to prevent further stormwater issues.

Please see video attached of the water in the stream after rain.

This developer is prioritizing profit over the well-being of our community, cramming in as many homes as possible with no regard for the impact on our neighborhood, the trees, or the already problematic stormwater runoff.

Thanks for your time,

AK Moharram

██████████
██████████



From: [Matthew McGuire](#)
To: [MCP-Chair](#)
Subject: Comments for Item 9, Public Hearing of December 18, 2025
Date: Tuesday, December 16, 2025 7:56:42 AM

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

Matthew G. McGuire



December 15, 2025

Chair
Montgomery County Planning Board
2425 Reddie Drive
Wheaton, MD 20902

**Re: Cabin John Park Preliminary Plan No. 120250080 and Forest Conservation Plan
No. F20250330 — Comments for Item 9, Public Hearing of December 18, 2025**

Dear Chair:

I am writing to submit comments for the Planning Board's consideration in connection with Item 9 on the agenda for the Public Hearing calendared for December 18, 2025, regarding the Cabin John Park Preliminary Plan (No. 120250080) and the associated Forest Conservation Plan (No. F20250330).

81st Street and 80th Place are extremely narrow, substandard residential streets. 80th Place feeds directly onto 81st Street, which, while slightly wider, is also substandard by county standards. Permitting a major project involving the simultaneous construction of three houses using 81st Street to 80th Place as the sole means of access is, in my view, irresponsible and presents serious safety and convenience concerns for neighborhood residents.

Based on prior experience, it is essentially impossible for normal traffic to pass when construction vehicles are parked on the street or waiting – frequently for an hour or more – to enter a site. Even the construction of single houses in our neighborhood has proven highly problematic. Lengthy delays occur as construction vehicles and delivery trucks block all access for substantial periods of time, typically lining up to access a site. Because there are no sidewalks, pedestrians, including school children, must navigate around mobile

obstacles. Further, increases in traffic on these narrow streets is substantial. These streets are suitable for traffic flow of a handful of cars per hour -- not the regular flow of cars, trucks and heavy equipment that inevitably accompanies a project of this size. One can only imagine how disruptive and unsafe the situation will become when three houses are being built at the same time, a condition that is likely to persist for well over a year.

These concerns are not merely hypothetical. We have witnessed them repeatedly on our street when individual houses have been built. Further, developers in our neighborhood have demonstrated a troubling indifference to community concerns and a reluctance to properly manage subcontractors. And, recourse through an understaffed county is nearly impossible. My observation is that developers generally have come to understand that they will not be held accountable for not meeting their commitments to the community. Again, this situation will be significantly amplified when three houses are being built at once.

Absent significant and costly improvements to neighborhood streets – which would be undesirable because they would fundamentally alter the character of our neighborhood – the only responsible way to implement this particular project would be to redesign it to provide construction and site access through MacArthur Boulevard. The current access challenges associated with 80th Place are substantial and not easily resolved. Accordingly, the Planning Board should not permit this project to move forward without a realistic plan from the developer about how it will accomplish this project in a way that minimizes disruption to the community and does not compromise safety. I believe that MacArthur Boulevard access is the only way to do this, but welcome alternative suggestions. However, there must be a plan. As best I can determine, none exists, with the proposed development apparently assuming that 80th Place access will be sufficient.

Equally important, such a plan must be implemented as a condition to commencing work on this project. The developer should not be permitted to move forward on a mere promise that it will do the right thing. As a community, we have fallen for this too many times.

The Planning Board's responsibilities should include ensuring that the burdens imposed on existing neighborhoods by new development are minimized. This project must be conditioned on implementation of effective, enforceable steps to mitigate impacts on the community as a prerequisite to permitting this project to proceed.

Thank you for your consideration of these comments.

Respectfully submitted,

Matthew G. McGuire

From: [Robert Patt-Corner](#)
To: [MCP-Chair](#)
Cc: [Fuster, Marco](#)
Subject: Opposition: "Cabin John Park" plan, preliminary number F20250330
Date: Tuesday, December 16, 2025 2:20:22 PM

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

Dear Mr. Harris, Mr. Fuster and colleagues:

I am writing in opposition to the "Cabin John Park" plan, preliminary number F20250330

We are long time residents in Cabin John, located several blocks downhill from the Mater Woods, which I pass regularly twice a day on foot. I can confirm the flooding control concerns, safety concerns around access, and overall potential for degradation of the community. You may assume we are in accord with most, possibly all other objections from the closer in residents immediately adjacent.

I'd like to draw your attention to the larger picture. It seems to me, and I hope to you, that this entire approval process exists to ensure a balance in our County between sometimes conflicting interests:

- The needs of our residents for affordable safe housing
- The needs of our natural environment for life itself, including the needs of wildlife and the land
- The needs of our developers and property speculators, who seek, at best, to provide value to residents with minimal harm to the environment, and a hopefully modest living of their own

If this proposal were for housing for ordinary working and middle income residents we might support it with careful environmental controls.

This proposal will do nothing for ordinary and middle class residents. The plan is for three (down from the original four) mansions with an entry price far beyond the means of teachers, firefighters, and nurses, and ridiculously beyond the means of service workers, immigrants and young couples.

That leaves exactly two interests to consider. The natural environment can only suffer under the plan. The best we can do is to mitigate harm.

Leaving only the interests of the speculators -- the current owner who inherited the property from a relative who opposed its development, and the developers themselves, who are attempting to maximize profit.

I'd like you to consider that these remaining speculative and development interests must not outweigh the interests of the natural environment on the sizeable lot, or the interests of the existing residents.

The plan is, frankly, purely extractive, as if it were a gold or copper mine.

- It takes value away from the natural environment -- the trees, the foxes, the squirrels and more
- It takes value away from the immediate neighbors, in terms of crowding, risk in emergency and flooding
- It extracts and delivers that value to the new owner and developers

It is out of balance, and does not serve our county's needs. If the proposal were for more affordable housing we might well be supporting it, but in this case it's simply a way to take value away from the residents and natural world to enrich a few people.

I urge you to consider the purpose of our regulations, which is to set a minimum standard, and look at the overall result, which will harm many and benefit few.

Robert and Melanie Patt-Corner

Testimony of Sarah Craven in Opposition to the Proposed Cabin John Park Development

Preliminary Plan No. 120250080

Forest Conservation No. F20250330

Agenda Item #9

Hearing date: December 18, 2025

I appreciate the opportunity to submit written testimony. However, I must also register my deep dissatisfaction with the process that has brought us here. Scheduling this hearing five days before Christmas, on a regular workday, effectively excludes meaningful public participation. Like many residents, I do not have the ability to leave my office or watch a livestream during working hours. This timing is emblematic of the broader process surrounding this proposal—one in which the developer has shown disinterest in the concerns of our community, coupled with a firm determination to advance this project despite unified neighborhood opposition.

A few months ago, I found a small raccoon pup in the middle of the corner of 80th Place and 81st Street, just about 100 feet from where three single-family homes are now proposed. Within minutes, neighbors gathered to help safely devise a plan to return it to its mother. That small moment reflects what makes our street—and this stretch of Cabin John Park—so rare: it is an active wildlife corridor and a living, breathing ecosystem that we share every day.

That daily reality is precisely what is at stake with this proposal.

81st Street directly abuts Cabin John Creek and Montgomery County parkland. The wooded parcel proposed for development functions as a critical buffer zone for the creek, the forest, and the park's wildlife habitat. The loss of this tree canopy and forest floor will permanently degrade stormwater absorption, increase runoff into Cabin John Creek, and fragment an established wildlife corridor used by deer, foxes, raccoons, small mammals, and countless bird species. Once this ecosystem is disturbed at this scale, it cannot be restored through mitigation alone.

This is not theoretical harm. It is immediate and irreversible.

From a public safety and infrastructure perspective, this project is deeply flawed. 81st Street and adjacent 80th Place is already functionally constrained. Large vehicles struggle to navigate it safely. The Cabin John Volunteer Fire Department actively uses our street to train on how to maneuver in the most difficult conditions. Garbage trucks already cannot safely access portions of the street. Introducing three additional large single-family homes—each with multiple vehicles, construction traffic, delivery vehicles, and service vehicles—creates a real and documented risk to emergency response times and public safety. These access limitations have not been meaningfully resolved in the preliminary plan.

From a planning and equity standpoint, this project does not advance Montgomery County's stated housing goals. These homes will not serve middle-income families, county workers, teachers, or first responders. At projected market values approaching \$2 million per home, this is high-end speculative development. It contributes nothing to affordability, housing diversity, or

community stability—while imposing environmental and safety costs on an existing neighborhood.

From a forest conservation standpoint, the cumulative impact of canopy loss is unacceptable. This is a mature wooded lot adjacent to protected parkland and waterways. The proposed disturbance undermines the purpose of forest conservation review itself, which is meant not only to offset loss with mitigation elsewhere, but to prevent high-impact destruction in sensitive areas in the first place. Replanting saplings elsewhere does not replace a functioning old-growth forest edge and wildlife corridor.

There is also a profound disconnect between the decision-making process and the lived reality of the community. The late owner of this land, Evan Mater, was an outdoorsman who cherished the wild character of this property. His untimely death transferred the land to an out-of-state owner with no ties to our neighborhood or interest in the wishes or well-being of our community. Every single adjacent resident opposes this project. This is not resistance to change—it is a unified, informed objection based on safety, environmental protection, and community character.

I want to be very clear: this is not NIMBYism. This is about whether Montgomery County is willing to protect its most environmentally sensitive neighborhoods from inappropriate overdevelopment—especially when that development provides no public benefit and introduces clear public risk.

Once these trees are cut, once the slope is altered, once stormwater patterns change, and once emergency access is compromised, there is no undo button.

I respectfully urge the Planning Board to deny this application in its current form and require either full preservation of this parcel or a significantly reduced, environmentally sensitive alternative that truly respects the forest, the creek, public safety, and the surrounding community.

Thank you for your service and for the seriousness with which I trust you will weigh what is truly at stake here.

Sarah Craven

[REDACTED]

From: [Elizabeth Klimp](#)
To: [MCP-Chair](#)
Cc: [Daniel Magney](#)
Subject: Written Comments Regarding Preliminary Plan No: 120250080
Date: Monday, December 15, 2025 1:15:57 PM
Attachments: [Klimp-Magney Comments 120250080.docx](#)

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

Good afternoon,

Attached please find written comments on Preliminary Plan No: 120250080/ Forest Conservation Plan No: F20250330 in advance of the Planning Board Meeting on 18 December. Please don't hesitate to reach out with any questions.

--

Elizabeth Klimp



To: Montgomery County Planning Board

Re: Application 120250080

Our names are Elizabeth Klimp and Daniel Magney, and we live on 80th Place in Cabin John, MD, the location of the proposed development. We previously submitted a letter to Mr. Etheridge voicing our grave concerns about Application 120250080, and we are writing now to reiterate those concerns as well as respond to a letter submitted by Ms. Casey Cirner from Miles and Stockbridge. In short, we request the Board reject Application 120250080, or, in the event that Board approves the Application, we request the Board only approve the application with the following conditions:

- Prohibit Applicant from parking his construction vehicles on 80th Place;
- Limit the number of houses to be constructed to two;
- Provide meaningful and actionable assurances that the development project will be properly supervised by the County and that the County will be responsive to community complaints; and
- Require the Applicant to vary the outward appearance of the homes to blend with the unique aesthetic of our neighborhood.

Access to 80th Place During Construction and Congestion on 81st Street

The Applicant proposes to access the development site through 80th Place, a 16-foot wide, dead-end street. Parking of construction vehicles on the side of the road would constructively block the street, preventing residents from ingressing and egressing; hindering deliveries; preventing providers from accessing homes; and most concerning, blocking access to emergency vehicles and services. Below are several images demonstrating how 80th Place becomes impassable when residents park their personal vehicles on the street. Also provided are pictures demonstrating how parking smaller, family vehicles on 80th Street completely blocks the flow of traffic on 80th Place, particularly on the corner that the construction vehicles would need to access the property.



Image.7;Personal.Vehicles.Parked.on.46th.Place



Image.8;Personal.Vehicles.Parked.on.46th.Place



Image.9;Personal.Vehicles.Parked.on.46th.Place



Image.0;82b.8_Year_Old?Cars.Parked.on.46th.Place

The situation becomes even more challenging with larger vehicles, such as delivery vans and Montgomery County work vehicles, as demonstrated below:



Image.①,Amazon,g.Van,Obstructing,⑥th.Place

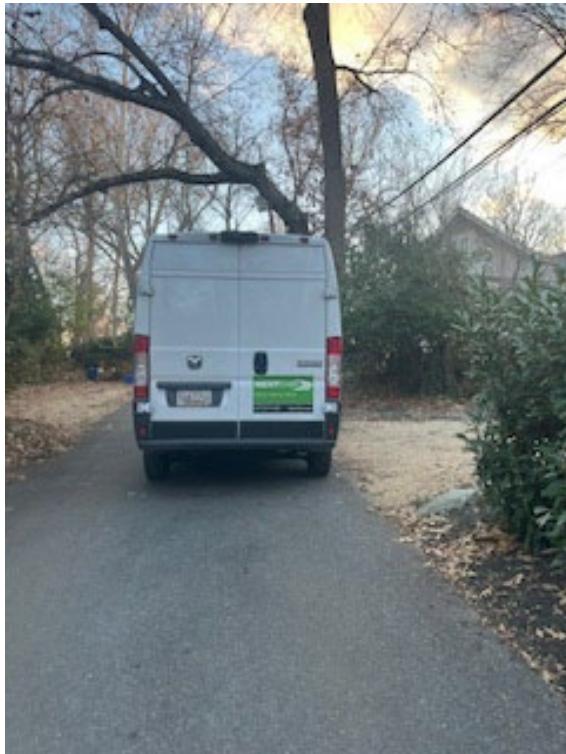


Image.②,Amazon,Van,Obstructing,⑥th.Place



Image.③,Montgomery,County,Vehicle,Obstructing,⑥th.Place

Perhaps most egregious is the fact that the Applicant would have been able to access the plot of land subject to this Application through the lot he developed on 81st Street. The hardships he is intending to impose on the residents of 80th Place are entirely of his own creation.

In her response letter, Ms. Cirner attempts to brush these concerns aside by stating:

The Applicant does not foresee construction traffic negatively impacting the neighborhood. As the Letters note, the Applicant built a new home at 6501 81st Street, yet the Letters cite no specific instances of Applicant's construction traffic hindering trash pickup or deliveries or parking on the streets.

If Ms. Cirner had consulted a map of the neighborhood (Attachment B) prior to drafting her letter, she would have realized the construction at 6501 81st Street is a poor analogy to the proposed development on 80th Place. Unlike 80th Place, which is a dead-end street, 81st Street has two points of ingress/egress, MacArthur Boulevard and Caraway Street. Please see the image below:

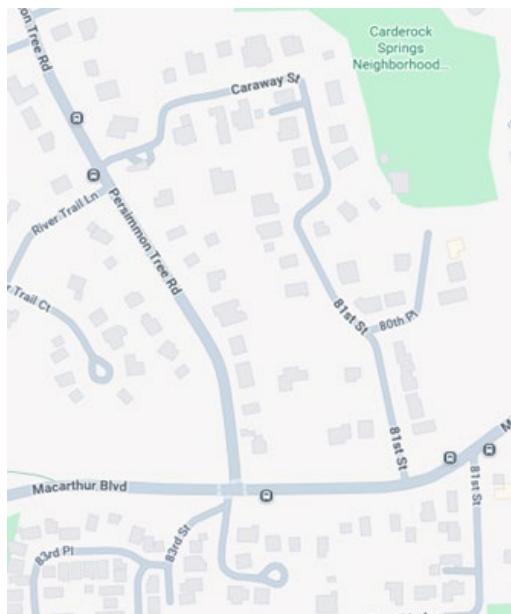


Image.46,Map.of.80th.Street.and.80th.Place

Secondly, the location of the construction on 81st Street was already a developed lot, meaning the land had been cleared and there was space for the parking of construction-related vehicles both on the property as well as a substantial shoulder at the entrance to 81st Street.



Image.6: Shoulder.by.2067.47st.Place

The land at the center of Application 120250080 is currently woodlands and there is no substantial area for construction vehicles to park except on 80th Place or 81st Street. Finally, while 81st Street is a narrow 20 feet wide, 80th Place is even more narrow - 16 feet at its widest and reducing to 14 feet by the entrance to the proposed development.

Ms. Cirner states that the Applicant will “continue to responsible manage construction parking and traffic throughout the neighborhood.” To continue to do an action, you must first do it, and Applicant failed to manage his construction vehicles during the construction of 6501 81st Street. Despite having land available for parking including the lot and shoulder, the Applicant’s construction vehicles routinely blocked the entrance to 81st Street from MacArthur Boulevard, without the requisite permits. Even when not entirely closing the entrance to 81st Street from MacArthur, the manner in which the Applicant’s contractors parked their vehicles frequently reduced sight lines, reduced 81st street to a one-way street thereby creating a hazardous environment for pedestrians, and made exiting the neighborhood onto MacArthur Blvd dangerous. While Ms. Cirner correctly points out that we did not file complaints (we had two children under the age of two and therefore had to pick our battles), other members of our community certainly did.

We respectfully request that the Board deny the application; if the Board approves the Application? we request the Board prohibit the Applicant from parking his construction vehicles on ~~46th~~ Place;

Stormwater Runoff

Ms. Cirner's letter goes into great detail about how the Applicant's proposed plan meets county requirements. While the Applicant's proposed plan may satisfy county code regarding stormwater runoff, county code is outdated and does not reflect the increased frequency or severity of inclement weather incidents experienced by the state of Maryland. The [United States Environmental Protection Agency](#), the [Maryland Department of Natural Resources](#), and the [University of Maryland Center for Environmental Science](#), are but a few of the many government agencies and academic institutions that have researched and published findings describing the changes in weather experienced by the Chesapeake Bay watershed and the increase in inland flooding.

Our home is built on the side of a hill and already experiences runoff when we have any significant precipitation. As a result, the side of our basement closest to the proposed development site frequently floods, despite numerous remediation actions taken by our family. The proposed development requires the removal of approximately an acre of mature trees to allow for construction, along with the addition of impermeable areas for the streets and driveways will only increase the runoff and exacerbate our current situation.

We are not alone in our concerns. Members of our community who live alongside the stream into which this development's storm water runoff would drain have described increased flooding on their properties any time there is development upstream. A number of them have already spent significant sums on flood prevention and remediation efforts to address this problem. The Applicant's proposed development would only worsen this situation and create further costs for members of our community.

The Applicant's drainage control measures have already proved to be drastically insufficient, as evidenced by his previous development activities in our neighborhood. Following the construction of 6501 81st Street, the neighborhood has witnessed increased stormwater runoff from the property that resulted in large water pools that overflow the drainage ditch and create a hazard for pedestrians and drivers. These pools often linger for days after the storm has passed. Removing mature trees and putting in impermeable surfaces will only exacerbate the above-described issues.

We respectfully request that the Board deny the application; if the Board approves the Application? we request the Board reduce the number of homes authorized to be built on.

the.property·thereby.limiting.the.inevitable.worsening.of.storm.water.run_off.experienced.
by.the.community;

Callous Disregard for the Neighborhood Previously Demonstrated by this Developer

The Applicant has demonstrated a callous disregard for the neighborhood during both the construction of 6501 81st Street as well as during community discussions regarding Application 120250080. Our family experienced at least one punctured car tire due to construction debris in the road during the 81st Street construction, and our neighbors experienced three punctured tires. Trash consistently littered the area around the construction site, posing a hazard to pedestrians, pets, and wildlife, and the Applicant's failure to maintain the bathroom facilities for the construction site left a permeating odor of human waste that was detectable multiple houses away. We also personally witnessed Applicant's contractors trespassing on the property of the homeowner adjacent to the construction site multiple times. In addition, during community meetings regarding Application 120250080, the Applicant responded to concerns voiced by neighbors by saying that he would "purchase us all new mailboxes" for the inconvenience, a crass and dismissive statement reflecting the Applicant's attitude towards our community.

Again, Ms. Cirner attempts to make the argument that because we personally did not submit complaints, our concerns are not valid. In doing so, she overlooks the fact that multiple complaints were filed by other neighbors regarding the Applicant's contractors routinely blocking 81st Street without a permit, creating noise disturbances past 8 pm, trespassing on private property, and improperly disposing of trash. These complaints were submitted to both the County and the Police Department with no corrective action taken.

We.respectfully.request.that.the.Board.deny.the.application;If.the.Board.approves.the.
Application?we.request.the.Board.impose.meaningful.and.actionable.assurances.that.the.
County.will.provide.proper.oversight.of.this.construction.project.and.be.responsive.to.
citizen.concerns;

Preserving the Unique Character of our Community

In 2017, the Washington Post published an article titled "[Low key, eclectic and community-minded: Cabin John, Md. has its own vibe.](#)" This article describes the unique nature of Cabin John, including the many community events, residents' appreciation of history, and, most relevant to this matter, the eclectic mix of houses. In fact, the first sentence of the article states: "If you want to live in a neighborhood where, arguably, no two houses are alike, Cabin John, Md., in Montgomery County might be worth checking out." In the seven years since this article was published, our community has experienced change, but it has managed to largely preserve its quirky and highly valued nature. We are not like Bethesda

where row upon row of similar looking homes is accepted as the norm. Below are photos representing the variety of home styles on 80th Place and 81st Street:



Image.76; Home.on.81st.Street



Image.77; Home.on.81st.Street



Image.78; Home.on.81st.Street



Image.79; Home.on.80th.Place



Image.70; Home.on.81st.Street



Image.71; Home.on.80th.Place



Image.7@.Home.on.65th.Place



Image.7@.Home.on.46th.Place



Image.7@.Home.on.45th.Place

The Applicant has already demonstrated a lack of appreciation for this aspect of our neighborhood by constructing a home that is a poor imitation of the home directly next door.



Image.70;Pre_Existing.Home.on.47st.Street



Image.86;Home.constructed.by.Applicant.at.4167.47st.Street

We respectfully request the Application; If the Board approves the Application? we respectfully request conditions be included that ensure the new homes are varied in appearance and preserve the unique character of our neighborhood;

Our community is not opposed to development or change; we have been very welcoming to other developers who have taken the unique nature of Cabin John and the well-being of residents into consideration when developing new homes. We are also not blind to the fact

that there is a shortage of housing in Montgomery County and that these new homes would bring in tax revenue. However, there is a right way and a wrong way to increase available housing and raise tax revenue. Approving Application 120250080 as is, without the above-described conditions, is the wrong way and is detrimental to our neighborhood and the Montgomery County taxpayers that live around the proposed development site.

Respectfully,

Elizabeth Klimp, JD and Daniel Magney, Esq.

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Support for the Mater Lot Development. Preliminary Plan 120250080 & Forest Conservation No. F20250330
Date: Tuesday, December 16, 2025 4:10:46 PM

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

I live in Cabin John about four homes from the subject property. I know change can be difficult for my neighbors, though I wish to provide my support for the project. The land is privately owned and is zoned for homes; which provides for certain rights entitled to the owners. The site is also quite large for three single family homes. Additionally, the developer is setting aside an incredibly large percentage of forest area for conservation which will lie between the homes and the creak which should alleviate most concerns about flooding relative to this project.

The county is in need of housing of all price ranges. Selling higher-end homes should make available more affordable homes as buyers move up from one price range to another as their families and incomes grow over time.

For all of these reasons I support the development.

Thank you.

A neighbor.