

Office of Zoning and Administrative Hearings for Montgomery County
Stella B. Warner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

RE: Application No. H-119, Notice of Continued Public Hearing

On behalf of the Spring Lawn Farm (SLF) HOA, we are submitting our written statement to address concerns regarding the Application No. H-119 and the request for rezoning of Porter Road properties in Ashton, Maryland. The SLF HOA is comprised of 48 homeowners, many of which fall within the ½ mile range of notice as required by law. Our HOA was never provided notice of the June 12, 2017 hearing nor invited to community hearings so we greatly appreciate the opportunity to express our views on this project today.

The SLF HOA supports the redevelopment of the former Sole D'Italia property (P395 – CRT) as was intended by the 1980 & 1998 Master Plans. However we oppose the rezoning of the remaining Porter Road property from R-90 to TF-10, thereby allowing for an additional 20 townhomes to be built.

Our concerns include, but are not limited to:

- Master Plan Conflicts: The proposed development differs from both the 1980 Master Plan and the 1998 amendment for Sandy Spring Ashton. Significant time and public hearings were devoted to those master plans and this application contradicts those efforts. We feel that the number and lot sizes of the proposed townhouses as well as the proposed maximum height, are not consistent with existing nearby development that include townhouses. The proposed density is significantly different and is not consistent with that envisioned in the previous master plan and sectional amendment which specifically state that development should maintain the existing scale in Ashton.
- Environmental: Applicants environmental study shows the storm water management in direct conflict with stream valley buffer as shown in applicants exhibits & staff report Figure 7 page 18. The Staff report on page 17 states "Applicant has not provided any justification and indicates that issue can be addressed at Preliminary Plan & Site Plan Reviews." Our view is that the Applicant should have proposed a development which has zero conflict with SWM & SVB, and this directly contradicts the master plans for Sandy Spring/Ashton communities. Our concerns include the