

ATTACHMENT D



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: December 5, 2014

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REGULATORY PLAN EXTENSION REQUEST

Request #1

Request #2

M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Northpark at Montrose

Plan No. 820210080

This is a request for extension of:

Project Plan
 Preliminary Plan

Sketch Plan
 Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 5/27/21

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

Owner, Owner's Representative, Staff (check applicable.)

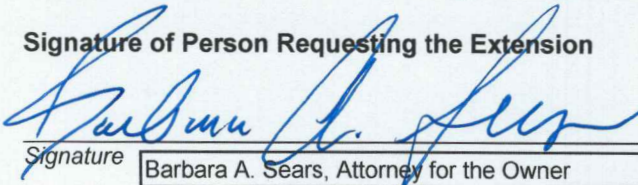
Richard Cohen	Wilgus-Montrose Associates LLC		
Name	Affiliation/Organization		
8711 Montrose Road Suite 200			
Street Address			
Potomac	MD	20854	
City	State	Zip Code	
(240) 399-1500	rcohen@willco.com		
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for 1 months until June 24, 2021 (on and including)

Describe the nature of the extension request. Provide a separate sheet if necessary.

We are requesting an extension request due to extended review times for stormwater management, MCDPS ROW, and MCDPS Fire and Rescue review. These plans have been submitted for approval.

Signature of Person Requesting the Extension


Signature Barbara A. Sears, Attorney for the Owner

May 3, 2021
Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from 5/27/21 until 6/24/21.

Gwen L. M. Wright
Signature

5/3/21
Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension for more than 30 days of the Planning Board public hearing date from _____ until _____.

ATTACHMENT E

Graham, Tamika

From: Roslyn Brandon <rbrandon@Ctsguides.com>
Sent: Friday, June 4, 2021 10:43 AM
To: Graham, Tamika
Cc: 'Reg Mitchell'; 'Karen Kirchberg'
Subject: Architectural Colors of Siding for Cherington Units

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

Tamika,

Thank you for clarifying the drawings re: the 16 feet vs the 22 feet wide drawings. Our concerns remain the same regardless of the width of the units. We concur with your comments in your email of June 3 indicating that "...the most efficient approach to address this concern is through a condition of approval." Please let me know the outcome after you receive input from the Applicant on the conditions assigned. Let me just reiterate our concerns on this very important issue for Cherington as the process of approval reaches the last phase.

The proposed color scheme has galvanized residents along Stonehenge in opposition to what is being proposed. Speaking on their behalf, they are appalled that townhouses much taller than ours with flat roofs that are drastically different in design appearance to our Federalist style residences could possibly be approved by the county as being "compatible" with an adjacent Montgomery County residential community. To make matters worse, the architect's business as usual approach to color selection incorporating a significant block of bland gray shows, in our mind, complete indifference to presenting what is essentially a wall of 8 side elevations 50 feet (about 10 feet higher than Cherington units) by 40 feet fronting on our residences separated by a modest twenty foot buffer.

The rash of "For Sale" signs in our community along Stonehenge provides more than ample evidence of the obvious alarm in the minds of our residents about the adverse effect on property values in a community that once backed up to a mature forest but will soon be replaced by the most uninteresting and aesthetically boring continuous wall of new neighbors. We feel that our opinion and recommendation for High Visibility design should be heard prior to the Planning Office's staff report to the Planning Board.

Just to review, the builder's A2.1 Initial Drawing showed all gray siding designated as Low Visibility for the side of the 22 foot wide units adjacent to Cherington. High Visibility was proposed for the siding of other 22 foot wide units on the property. The latest A2.1 Revised Drawing still shows a significant amount of gray on the Low Visibility siding while the High Visibility siding has significantly less gray.

We request that the County help us assure that the builder uses High Visibility siding next to Cherington. Who would want to look out at a Low Visibility designation of big tall gray walls of siding with a minimum of fake brick trim? Originally, Greg Ruff told me it was a matter of traffic, i.e. more people see the High Visibility. What does that mean? They want to make it more interesting to those who pass by? Does that make it a better sale? Is it a marketing issue? Is that a viable justification to give us the Low Visibility design? We don't think so.

After 5 years of review and input from Cherington homeowners, working with the County, and meeting with Wilgus and the builder, it is extremely disappointing for our community to have Low Visibility siding behind our units. We seek a balance between the builder's prerogative and what's in the public interest for those residents/taxpayers whose environment is going to be radically changed with this development. These design decisions are significant and our concerns reflect those people who live here.

Thank you,
Roslyn B Needle

Graham, Tamika

From: Roslyn Brandon <rbrandon@Ctsguides.com>
Sent: Friday, June 4, 2021 10:56 AM
To: Graham, Tamika
Cc: 'ruffrdr@msn.com'; Mark Miller; 'lrcohen50@gmail.com'; 'aileen alex'; 'Karen Kirchberg'; 'Reg Mitchell'
Subject: other issues for Cherington

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

Tamika,

There are two other issues that we will be addressing in our statement to the Planning Board:

1)We would ask for a condition of approval that has the Applicant obtain concurrence with the Cherington HOA on the color and type of 6 foot 6 inch fence that will be installed along the property line. We would appreciate your adding that to the conditions of approval. It's important that we are part of the decision making process.

2)As you know we are meeting with Mary Fertig and someone from Soltesz on June 17th to review the drainage issues/impact on Cherington when tree removal, grading begins. We do not know the outcome of this meeting with respect to conditions of approval that the Planning Office might assign on this subject.

Thank you,
Roslyn Needle