

June 11, 2010

Honorable Nancy Floreen, President  
Montgomery County Council  
100 Maryland Avenue  
Rockville, Md. 20850

**Matt Zaborsky**  
President  
NORBECK MEADOWS

**Jim Haddow**  
Executive Vice President  
HALLOWELL

**Ellen Bogage**  
First Vice President  
VICTORIA SPRINGS

**Lori Wilen**  
Second Vice President  
CHERRYWOOD

**Theresa Kyne  
Robinson**  
Recording Secretary  
OLNEY OAKS

**Ruth Laughner**  
Corresponding Secretary  
WILLIAMSBURG VILLAGE

**Roy Peck**  
Treasurer  
NORBECK MEADOWS

RE: Zoning Text Amendment 10-07

[Delivered via email to: councilmember.floreen@montgomerycountymd.gov](mailto:councilmember.floreen@montgomerycountymd.gov)

Dear Ms. Floreen:

On behalf of the residents of Olney, we wish to express our support for ZTA 10-07.

Our delegates, after much debate, have voted their support for this ZTA as they feel this is in the best interest of Olney and Montgomery County. Olney has a special charm with its many dynamic neighborhoods as well as its very desirable rural areas. Our citizens have looked to us to protect their interests for the past 30 years and we take great pride in our accomplishments. We serve not only the civic community, but our businesses community by defending the 2005 Olney Master Plan.

Our Master Plan “affirms the satellite town concept” and calls for improving current land use patterns and preserving open space. Our plan further states “the combination of quality suburban living with easy accessibility to the Washington Metropolitan Area continues to make Olney a desirable place to live...”. No doubt you and the council are aware of the great work the Olney Town Center Advisory Committee has done in establishing a vision for the future of our Town Center. Our Master Plan also “provides protection for existing residential neighborhoods from the negative impacts of future growth”. It is our firm belief this proposed ZTA complies with the intent of our Master Plan.

Our Master Plan further “recommends design guidelines for all future special exception uses to ensure that they do not create negative impacts on surrounding residential neighborhoods”. We are not and have never been anti-development, we simply desire that any development makes sense for our community and enhances our quality of life. As we feel Olney is a special place, this ZTA reinforces our feelings.

Montgomery County has many special places like Olney. Communities like Sandy Spring, Brookeville, Laytonsville, Damascus, Ashton are also very special and all have their own great brand of charm. For the wonderful quality of life many, many county residents have grown to know and love – we urge you to pass Zoning Text Amendment 10-07.

Thanks very much for this opportunity to express our opinion and share our views with you.

Sincerely Yours,

*Matt Zaborsky*

Matt Zaborsky  
President