

March 10, 2011

Councilmember Nancy Floreen, Chairman
Planning, Housing, and Economic Development Committee
Montgomery County Council
100 Maryland Avenue
Rockville, Md. 20850

RE: Draft Revision of the Housing Element of the General Plan

DELIVERED VIA EMAIL TO: COUNCILMEMBER.FLOREEN@MONTGOMERYCOUNTYMD.GOV

Chairman Floreen:

The Greater Olney Civic Association (GOCA), *the voice for Olney*, has become aware that your committee is considering a draft revision of the Housing Element of the General Plan. Our membership has discussed this matter and wishes to go on record as opposed to these changes. We urge you to retain the neighborhood protection strategies currently in the Housing Element of the General Plan. This includes channeling through traffic away from residential streets, discouraging spill-over parking from non-residential areas, and planning uses at the edges of high-density centers that are compatible with existing neighborhoods. We are very disappointed that the County would ever give consideration to changing these strategies long after communities have been completed. In Olney, as everyone is very well aware, we take great pride in our neighborhoods and our great quality of life and we are frightened this action would negatively impact us. Many of our communities have streets without curb and gutter and they are very narrow and any parking on the street impedes the flow of traffic, especially the snow plows and emergency responders.

We are also very strongly opposed to accessory apartments by right. Many of our neighborhoods in Olney have established their opposition to this proposal in their bylaws. GOCA Delegates voted overwhelmingly in favor of opposition to accessory apartments by right as being extremely detrimental to our quality of life and neighborhood character. **We urge you to retain accessory apartments by special exception only.**

Since you are taking up these issues this week, we ask that you acknowledge the receipt of this position by us.

Sincerely,

Matt Zaborsky

Matt Zaborsky
President

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President
NORBECK MEADOWS

Jodi Finkelstein
Executive Vice President
HALLOWELL

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