

May 12, 2011

Mr. Robert Hoyt, Director  
Montgomery County Department of Environmental Protection  
255 Rockville Pike, Suite 120  
Rockville, Md. 20850-4166

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**Ruth Laughner**  
Treasurer  
WILLIAMSBURG VILLAGE

**DELIVERED VIA EMAIL TO BOB.HOYT@MONTGOMERYCOUNTYMD.GOV**

Dear Mr. Hoyt:

The Greater Olney Civic Association has voted to oppose the proposed water and sewer category change request for the Danshes Property on Georgia Avenue for several reasons:

- The property is not in the sewer envelope per the Olney Master Plan
- It would change the rural character of this area
- We have not received proper notification regarding this request
- This proposed change contradicts specific recommendations in the Olney Master Plan

The Olney Master Plan is very clear on page 37 that this property is not to be included in the sewer envelope. Whether or not a property could be in the sewer envelope depended on its ability to be gravity fed. Further restrictions on sewers were placed so that sensitive streambeds would not be disturbed. The community does not want grinder pumps used.

The Olney Master Plan is also very clear (pages 41-42) on what should take place along Georgia Avenue between Norbeck Road and Maryland 108. The plan specifically states: ***Protect the residential character of Georgia Avenue between Norbeck Road and the Town Center as a green corridor and a gateway to Olney.*** Certainly, this proposed water/sewer category change to enable development of a Private Institutional Facility does not protect the residential character. The Plan further states: ***Discourage special exception uses along Georgia Avenue between Norbeck Road and the Town Center to preserve its low-density residential character.*** It also says: ***Discourage special exception uses with excessive imperviousness levels.*** GOCA, speaking for more than 40,000 Olney residents is convinced this proposed development contradicts the intent of the zoning. Remember, restoration is much more expensive than preservation. This lovely southeast quadrant of Olney is a unique area and this community very strongly feels there should not be exceptions because once the character changes, it cannot be changed back.

I find it very troubling that GOCA did not received the necessary notification as outlined on your website: **Notification postcards are sent at least 30 days before the administrative hearing date to all property owners next to and adjoining the property applying for the category change. Applicants and interested parties are emailed about the hearing date. The hearing is also advertised in the [County's Gazette.net newspaper](#).** As President, I can assure you that we have not received any type of "notification postcards" either via regular mail or electronically. I received a copy of an April 25, 2011 "Notice of Administrative Public Hearing" from a very concerned Olney resident via email and this is the only way I have obtained this information. I'm sure you would have the same level of concerns as we do if you had not received proper notice.

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As a community watchdog and voice, we have great concern for not only this proposed water/sewer change and potential PIF - but further community concerns as there are other proposed developments and community issues along this portion of Georgia Avenue. These include: a new synagogue (projected to open in June 2011) not far from Roots market near this property, the increased traffic the opening of the ICC has generated, a blinking light at Emory Church Road which can impede traffic flow, and a blinking light at the fire station right next door which can also impede traffic flow. The community feels this new proposed project greatly increases development and changes the character of this part of Georgia Avenue as well as Olney.

We understand and respect the rights of the Danshes family as property owners, however their request is in **direct contradiction** to the 2005 Olney Master Plan. This plan very plainly says: ***Protecting existing communities from potential negative impacts of future growth is a significant objective of the Olney Master Plan, achieved mainly by discouraging proliferation of commercial uses outside the Town Center.*** Many of our members helped author this plan in 2005 and we firmly believe its vision is a clear today as it was then.

We respectfully request this water/sewer change be denied for the many reasons we have outlined above. We know this change is not automatic and is being carefully considered because all of the impacts of this development.

We absolutely believe the **Olney Master Plan is clear** - do not approve this change.

Thank-you very much for your consideration of my comments and the concerns of Olney.

Sincerely,

*Matt Zaborsky*

Matt Zaborsky  
President