

January 5, 2012

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

Delivered via email to: councilmember.floreen@montgomerycountymd.gov

Chairman Floreen:

We - The Greater Olney Civic Association (GOCA) - would like to offer the following comments in response to the proposed 2012 revision of The Montgomery County Housing Element/Housing Policy:

1. Retain the neighborhood protection strategies currently in the Housing Element of the General Plan. This includes channeling through traffic away from residential streets, discourage 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 have taken great pride in our many beautiful neighborhoods and our outstanding quality of life. We are frightened of the proposed changes that could 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 snow plows and emergency responders.

2. We are also very, very strongly opposed to accessory apartments by right. Many established Olney neighborhoods - and no doubt all over this county - have established their opposition to this proposal in their bylaws. Our delegates have 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.***

3. At our December 13, 2011 our delegates passed the following resolution:
Now therefore it be resolved that GOCA supports the following addition to the Montgomery County Housing policy - within sub divisions containing mixed use housing, prohibit the building of back to back, piggy back, or two over two style structures in which all encompassing units are designated entirely for affordable housing. For the record, Olney residents have conducted numerous meetings with The Department of Housing and Community Affairs (DHCA) detailing incidents of theft and vandalism within the communities that contain multi-family dwellings.

Thank you very much for consideration of our comments.

Sincerely Yours,
Matt Zaborsky
Matt Zaborsky
President

Matt Zaborsky
President
NORBECK MEADOWS

Jodi Finkelstein
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