

proposed zoning change

Joseph Clark <woodherb@gmail.com>

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To: John Compton <johncompton@me.com>; Christine Dibble <christinedibble@outlook.com>; Peter Nagrod <pnagrod@msn.com>; Barbara Raimondo <baraimondo@me.com>; Robert Gilmore <robertbrucegilmore@gmail.com>; Eva Patrone <counciloreva@gmail.com>; mary warfield <m.e.warfield@gmail.com>
Cc: georgette cole <georgettecole@yahoo.com>; sylvie faret <favrets@yahoo.com>; Robert N. Johnson <rnj@elecdev.com>; jd.inthegrove@gmail.com <jd.inthegrove@gmail.com>

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To the Mayor and Council and Planning Commission:

I am troubled by the proposed changes to the Town's Ordinances –

ORDINANCE AMENDING THE WASHINGTON GROVE ZONING ORDINANCE TO EXPAND HOUSING OPPORTUNITIES AND UPDATE VEHICLE PARKING REQUIREMENTS.

Of the many questions I have regarding this change are the following:

1. Has there been a study or survey of the need for this change? Or is it primarily the idea of the Racial and Social Equity Committee?
2. What is the purpose of this change? That is, what is it meant to accomplish?
3. What are the maximum number of properties that could add ADU units to the existing residences? That is: is the Racial and Social Equity Committee suggesting that the Town could absorb an additional 50 bedrooms/kitchen/bathrooms/living quarters to be rented out? Or is it possible there could be 175 bedrooms/kitchens/bathrooms/living quarters rented out? There are 210 houses in the Town of Washington Grove, is it being suggested that there is a potential of 420 new bedrooms/kitchens/bathrooms/living quarters for this Town? My point is that the scale of the proposed change is an important consideration to understanding of the change impact on the quality of life for the Town and it is not addressed in the proposal.
4. Could these be sold as independent dwelling units? If not, why not?
5. How many new possible parking spaces would need to be created and how would this impact (along with the new dwelling units) the environmental damage of paving over with non-permeable materials? Mention is made but no environmental impact is provided.
6. Who will enforce the parking/noise/setbacks/height restrictions? Not an agency but what officer/employee will enforce this? Town of Washington Grove? The Mayor? The Town Clerk? Who? Unless this

is spelled out, with real consequences, the restrictions are useless. As a Town, this has been a contentious and difficult matter – we had a compliance position several years ago and it didn't work very well.

7. What will be the impact of the additional automobiles/trucks be on the Town's streets? If there are 210 residential homes in the Town of Washington Grove, is it being suggested that our streets could accommodate an additional 420 cars and trucks(at two vehicles/trucks per AUD)? Fire and emergency vehicles safety?
8. What provision is made for ADU guest parking?

My concerns are compounded by my belief that the proposal would fundamentally change the character of the Town of Washington Grove. In the last 25 years I have been witness to several proposals which created more than a little controversy. In the mid- 1980s and the 7-11 Southland Corp; reduce the speed limit to 15 mph; mansionization and significant impact on zoning; Town Crest Apartment expansion; the Meadow Conservation Park ; shared use bike path; creation of bed and breakfast residential uses; request for approval of a tattoo parlor at the commercial corner; creation of separate apartments within a residential unit; using the Washington Grove Church for a full time private School; and I am sure I have missed a few. One of the recurring objections to each of these issues has been the maintenance of the Town's "character" which was/is often expressed as a quiet, safe place to walk babies in a stroller, walkers and joggers on 1 ½ lane streets, and designation as a **historic district** on the **National Register of Historic Places**.

I feel certain that the additional ADUs would warrant the withdrawal of our historic designation because it would permanently alter the camp meeting feel of the community. That might be a big deal or not but from past work of the planning commission and the HPC in making the case for our historic designation, I believe the potential of so many ADUs would permanently change how this Town views itself and the loss of our historic status and character.

Work needs to be done to address the impact of the change to the Town's Ordinance and zoning designations.

There are very few places in the United States that have a history quite like this Town. To change this without being clear that this kind

of change is what the majority of our residents understand and desire
I believe would be a monumental error.

Sincerely

Joseph M. Clark
402 Grove Avenue
Washington Grove, MD 20880