



FRIENDS
OF
TEN MILE CREEK
&
LITTLE SENECA RESERVOIR

Protecting a clean water source
for the Washington D.C. region

January 31, 2024

Dear Hearing Examiner,

The Friends of Ten Mile Creek and Little Seneca Reservoir asks you to deny the conditional use application for Worldshine Homes, LLC. The impervious surface being proposed is inappropriate for the zoning (R-200) and inappropriate for protecting water quality in the Clarksburg SPA, Little Seneca Creek, and Little Seneca Reservoir.

The Planning Department staff report says, "At 34.7% imperviousness the proposed project is slightly higher than the 19.0% of the average of the standard R-200 zone but is below average for the R-200 TDR areas." However, the average imperviousness of the R-200 TDR areas is irrelevant, because the property is not zoned R-200 TDR, but rather R-200. And 34.7% is not "slightly" higher but rather almost twice as high as the given R-200 average of 19.0% imperviousness.

The purpose of the Special Protection Areas is to ensure that the stream systems are protected to the greatest extent possible from the impact of master planned development activities. The high proportion of impervious surface in the proposed project would violate those goals. Please deny the conditional use application.

Sincerely,

Miriam Schoenbaum

Miriam Schoenbaum

Board member

Friends of Ten Mile Creek and Little Seneca Reservoir

Exhibit 22(k)
OZAH Case No: CU 23-11

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