

COMMENTS TO COUNTY COUNCIL ON ZONING TEXT AMENDMENT 23-05

Tuesday, July 25, 2023

I am submitting comments to the council on this amendment because my residential street and Kemp Mill neighborhood is becoming an urban blight. The allowance of multi-use or commercial zoning in a predominantly residential neighborhood has usurped the original idea of bringing some neighborhood retail conveniences like grocery stores to residential areas. Unfortunately, the decision has now created an urban, residential nightmare.

My R-60 zoned neighborhood is too compact with residential houses to also house large construction vehicles, cars parked from an overcrowded Northwood High School, illegal parkers and renters from Warwick Towers, and renters and owners running boarding houses with multiple tenants. The result is chaos, neighbors fighting, and multiple work utility trucks and trailers parked up and down our street leaving no room for the Hoyt street residents and guests. If I am having guests, I must park my cars on the street instead of my driveway to save spaces. I should not have to do this where I own my home.

Hoyt street is a very narrow, short street with approximately 15-16 houses. And even though, one side of the street has signs that prohibit parking on school days between specific hours, no one adheres. The county traffic engineer that performed a worthless survey on our street provided no suggestions for parking and traffic improvements but let us know that the street was less than 1000 feet long. So, the inhabitants of Hoyt Street continue to endure traffic and parking nightmares.

Our street is consistently impacted by individuals parking their work and businesses vehicles on Hoyt street instead of securing a lot. We are surrounded by houses on Arcola and Kenbrook with 3 or more commercial pickup trucks and about 5 additional cars that are parked on our street. As a result, some of the renters and homeowners on the street that do not have available on street parking and do not know the law, have begun parking up on the grass in their front yards or the public grass and curb.

My neighbors and I are continually calling the police, code enforcement, permitting services or 311 and upload pictures of these violators. And, to no avail, there are still large, numerous pickup trucks and Commercial vans parking on the grass and up and down the street. It is absurd for you to believe that the police have time to police parking in residential neighborhoods. In addition, the police are too busy fighting Wheaton crime to continually come out to put orange stickers on cars. And the ridiculous confusion between the governmental response to a complaint regarding the location of the truck parked on private property versus the public strip of grass and curb outrageous. Three agencies, should not be responsible for the parking nuisance of any type on residential streets.

The parking issue is a Montgomery County residential nightmare. I implore you to improve residential parking by enforcing commercial trucks be parked on commercial lots and imposing 1000.00 fines for those that continually ignore the rules. The ongoing degradation of the county could result in the exodus of inhabitants that benefit the tax base of the county, including those paying their property taxes and who are concerned with the overall urbanization of the suburbs.

Respectfully submitted.