

Written Testimony before Montgomery County Council March 20, 2025

President Stewart and Members of the Montgomery County Council, thank you for this opportunity to testify regarding ZTA 25-02.

My name is Barbara Winnik and I have resided in Chevy Chase Village for over 42 years and in my current home at 5804 Connecticut Avenue for over 30 years. My property and location are unique. I am grateful to own and love my home, beautiful neighborhood and wonderful neighbors.

Just for background, my home was built in 1892 for the Vice President of the Chevy Chase Land Company, Edward Stellwagen and occupied by land company architect Leon Dessez. It was one of the first 5 'Cottages' built in Chevy Chase to attract buyers by showcasing the land company's standards for residential design and it was the first one to be occupied. For some time the house was named 'The Lodge' used for the Chevy Chase Hunt Club, which is now the Chevy Chase Club. The house is designated as an Outstanding Resource in the Chevy Chase Village Historic district.

If I were to sell my house and property and these proposed developments were instituted, then the historic value of my home and property would be substantially decreased. And the beautiful property, which you are invited to see, could be overshadowed by potentially two, three or four story buildings.

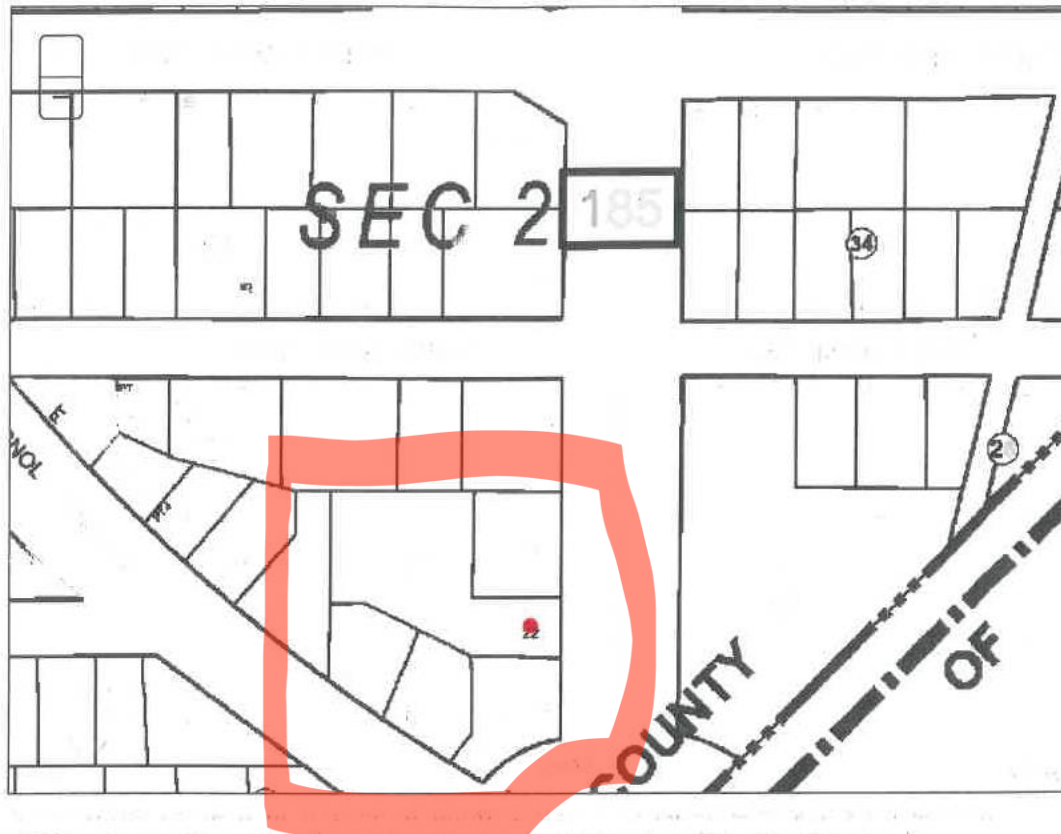
The properties adjacent to mine at 5800 and 5808 Connecticut Avenue were originally part of my home's property and I believe had been sold sometime in the 1950s along with much of the properties on Magnolia Parkway. My home is facing south and situated behind Magnolia.

My house is listed as an Outstanding Resource and I understand could not be demolished for the purposes of erecting workforce or other multi-family housing. However, as you can see on the attached chart, my neighbors at 5800 and 5808 Connecticut Avenue are listed as Non-Contributing Resources in the Historic District, and the homes could be demolished and used for multi-unit Workforce Housing. And adjacent properties could be assembled to the 5800 Connecticut Avenue property and the existing houses on those adjacent lots demolished with even more space for multiple units surrounding my property.

I would like the County Council to be aware that my home and neighborhood would be adversely affected by this proposed, dense housing adjacent to my unusually situated lot with my house directly facing the rear of this proposed workforce housing, which seems counter to the drafters' intent.

I attended the March 11, 2025 7:00 pm hearing and gave oral testimony. In addition to many helpful testimonies, I noticed that some in attendance stated that their children or they themselves could not buy their first house in the neighborhood in MC which they were born in. I believe this is true for most new graduates or for those buying their first property.

My husband and I were not able to buy property in Montgomery County until 9 years post education and that was after 3 rentals in Alexandria and DC and finally a small house purchase in DC. And I believe most of the audience in attendance would agree, to be definitely in favor of affordable housing in Montgomery County and work force housing if offered in the areas where research has proven that the increased numbers are needed and the in place systems (roads, utilities, schools) can support it.



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5804 Connecticut Avenue

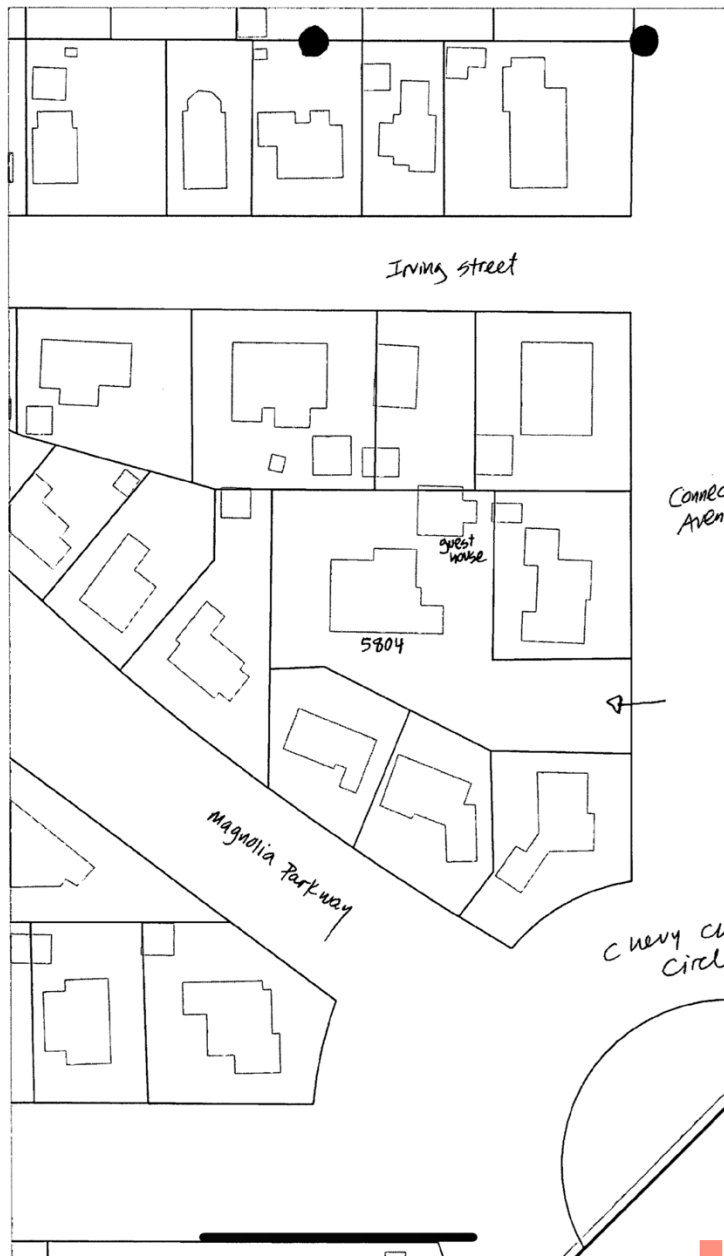


front of the house from Connecticut Avenue sidewalk



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