

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS for MONTGOMERY COUNTY
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, Maryland 20850

Office Of Zoning And
Administrative Hearings

FEB 18 REC'D

CASE NO. CU 20-06 – REDLY CAPITAL INVESTMENTS

Subject: Chronic Conditional Use Zoning Violations at 17734 Norwood Road

As president of the Bancroft HOA and a resident of Bancroft I am writing to formally bring to your attention ongoing zoning violations at 17734 Norwood Road, Sandy Spring Maryland. As a concerned resident and invested property owner representing Bancroft, I feel compelled to address this matter due to its persistent nature and the negative impact it has on our community. Our group consists of community Bancroft property owners, community associations and other adjacent properties outside of Bancroft.

The property owner at 17734 has repeatedly violated requirements agreed to in a conditional use exemption granted by Montgomery County in the following ways:

1. **Violation 1 - No special events can be held at the facilities premises:** Frequency of violation is weekends during the summer and noise complaints are on record with Montgomery County Police Dept. Photos in the Appendix A.
2. **Violation 2 - Residents are not permitted to park personal vehicles on-site:** Frequency of violation daily. A multitude of photographic and personal testimonials are available to document this. Photos in Appendix A.
3. **Violation 3 – Landscaping must be maintained in accordance with the landscape Plan included in the accord:** Frequency of violation chronic and regular weekly. Overflow vehicles are parked directly on the lawn and not on paved surfaces. The lawn is killed and browned out on those areas. Photos in Appendix A
4. **Violation 4 - Any material change to the operational characteristics of this use as testified to on the record are subject to the modification provisions contained within the zoning ordinance.:** Frequency of violation daily and ongoing since the property owner executed a lease on the property to multi-family tenants. People who approached the property looking for an educational facility were ignored and these people commented the trash was full of empty alcoholic beverage bottles.

Note: These are violations that happen to be indisputable. The County has documented other violations. And others such as in adequate trash handling are chronic.

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These violations have been ongoing since, despite previous attempts to address some of the issues. Noise complaints filed. The County has been and has documented violations.

The impacts of these violations on the community include but are not limited to:

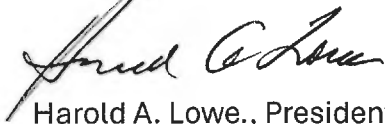
- **Decreased property value¹:** reduced property values, increased traffic, safety hazards, etc.
- **Community identity and quality of life:** [disruption of peace and quiet, environmental concerns, etc.
- **Community resources and general stress:** [why does the community need to continue requesting basic enforcements. It is emotionally and physically a strain on community resources] Testimony on the conditional use request is also attached and on the record.

We kindly request that the zoning board take immediate and appropriate action to investigate and resolve these ongoing violations. Ensuring compliance with zoning regulations is essential to maintaining the integrity and livability of our community.

Please let us know if further information or documentation is required to assist with your investigation. We are happy to provide additional details or attend a meeting to discuss this matter further. And we can be reached at our contact information below.

Thank you for your attention to this issue. We trust that the zoning board will take swift action to uphold the zoning ordinances and protect the interests of our community.

Sincerely,



Harold A. Lowe., President Bancroft HOA

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