

Garrett Park Town Council Survey on Building Height

Background

Since the turn of this century, Garrett Park has seen the construction of several new twenty-first century houses.

Historically, the Town has prided itself on its diverse architectural styles from the Folk Victorians put up for the master carpenters to live in while they built the late 19th century Victorians, to the one story Chevy houses and all other east coast residential styles since then.

At the beginning of this century something new has begun to happen in Garrett Park. For the first time in the history of the town, existing homes are being demolished. They are being replaced with much larger and taller 21st century houses, often two houses where there was once one home and an empty lot.

The Garrett Park Setback Ordinance and Montgomery County's Garrett Park Overlay Zone control setbacks from a lot's property lines, the percentage of lot area that can be built upon and the amount of floor area that can be built in relation to the area of the lot for both main buildings and accessory buildings. The Town Council has no intention of changing or requesting an adjustment of any of these rules.

Recently, the height of a main and an accessory building has become a topic of concern. The subject has been discussed at two Citizen's Association Meetings on August 31st and on September 28th.

The Garrett Park Town Council would now like to learn from you what your opinions are concerning the height of new construction, the preservation of the diversity of architectural styles and the conservation of open space in Town,

Questions

1. The Town currently has a demolition ordinance. The only basis for not granting a demolition permit is if the existing house is situated on more than one lot. Then the lot must first be replatted to a single lot before a demolition permit can be issued. Should more be done to prevent the demolition of existing houses?

Strongly Agree _____ Agree _____ Disagree _____ Strongly Disagree _____

2. Overall, how important do you feel it is to retain the existing character of the Town especially with regard to the sense of open green space?

Strongly Agree _____ Agree _____ Disagree _____ Strongly Disagree _____

3. Often, the new 21st century houses dwarf the adjacent existing homes blocking the views and sunlight that the smaller existing homes previously enjoyed. Should something more be done to control the height of new houses and large additions while still maintaining the amount of floor area that can be built in relation to the area of the lot?

Strongly Agree _____ Agree _____ Disagree _____ Strongly Disagree _____

4. What characteristics of houses contribute to the overall Town character and are important to retain?

| | Very Important | Somewhat Important | Not So Important | Not Important |
|-------------------------------------|----------------|--------------------|------------------|---------------|
| Intermingling of houses with trees | | | | |
| Variety and prominence of rooflines | | | | |
| Diversity of architectural styles | | | | |
| Modest scale (size) of houses | | | | |
| Porches | | | | |
| Others (write in) | | | | |

5. Are you willing to have limits placed on the remodeling of your home in terms of height to protect your neighbor's home from being dwarfed by yours?

Opposed to any limits _____ Agree to a need for limits _____

Other _____

6. How would you feel if the neighboring houses adjacent to yours were to be demolished and replaced with houses that were out of scale with yours in terms of greater height, size or bulk?

Would expect Town and County ordinances to provide protection from this kind of construction _____

May not like it, but don't want anything done _____

Would welcome this kind of construction _____

Other _____

7. How dependent is the value of your property, with regard to current or future selling price, upon the character of the Town itself?

Location in Garrett Park adds significantly to the value. _____

Location in Garrett Park adds some value, _____

Location in Garrett Park adds no value. _____

Location in Garrett Park has a negative value. _____

8. If you know, please tell us what year your house was originally built. _____

9. In what year did you first move to Garrett Park? _____

10. Additional comments:

Please place the completed surveys in an envelope and return to

Survey
Town of Garrett Park
Box 84
Garrett Park, MD 20896

Each person filling out a survey must print and sign their names on the back of the envelope so that they can be verified as registered to vote in Garrett Park.

Additional Surveys are available at the Town Office.

We thank you for taking the time to fill out this Survey.

The Garrett Park Town Council

Tony Altar, Peter Benjamin, Art Bennett, Karl Soltan, Hans Wegner