

**LEGEND**

- EXISTING PROPERTY BOUNDARY
- - - EXISTING ADJ PROPERTY BOUNDARY
- PROPOSED GRAVEL PARKING (INCLUDES SOME OF THE EXISTING GRAVEL AREA)
- EXISTING ASPHALT
- WATERSHED BOUNDARY

STEPHEN CHARLES JR  
SINGLE FAMILY RESIDENTIAL  
UNDER MULTIPLE SPECIAL EXCEPTIONS  
DEED 06977 / 0391  
2214 SPENCERVILLE ROAD  
SPENCERVILLE, MD 20868

NORTH SIDE OF PARKING LOT TO BE 10'  
FROM PROPERTY LINE,  
A 40' VARIANCE TO THE REAR  
CONDITIONAL USE SETBACK IS REQUIRED

WEST SIDE PARKING TO BE  
10' FROM PROPERTY LINE,  
A 40' VARIANCE TO THE SIDE  
CONDITIONAL USE SETBACK IS REQUIRED

STEPHEN CHARLES JR  
SINGLE FAMILY RESIDENTIAL  
UNDER MULTIPLE SPECIAL EXCEPTIONS  
DEED 06977 / 0391  
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SPENCERVILLE, MD 20868

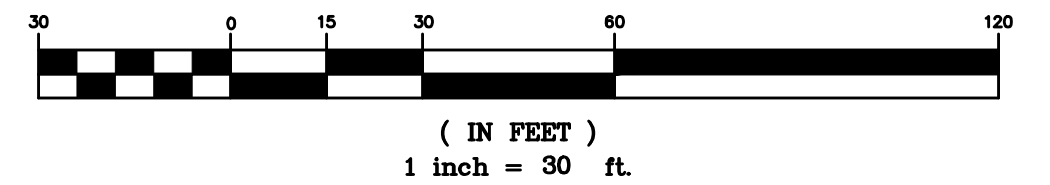
JONG S. & SOON K. PARK  
SINGLE FAMILY DETACHED  
LOT 1 BLOCOK A DEED 26603 / 0001  
2300 SPENCERVILLE ROAD  
SPENCERVILLE, MD 20868

EX. SHED IS 4.2' FROM  
PROPERTY LINE,  
A 45.8' VARIANCE TO THE  
SIDE CONDITIONAL USE  
SETBACK IS REQUIRED



I HEREBY CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE # 3310  
EXPIRATION DATE 9.7.2025

**GRAPHIC SCALE**



Development Standard	RE-1 Standard 59.4.4.7.B Required	Conditional Use Standard 59.3.5.5.B Required	General Standards 59.6.2.4.B Required	Proposed
Minimum Lot Area	40,000 SF	2 acres		2.10 AC
Minimum Lot Width				
- At street line	25'			214'
- At building line	125'			213'
Maximum Lot Coverage	15%			1.9% with house and sheds (house will not be used in connection with the Conditional Use)
Minimum Principal Building Setback				
- Front	50'	50'		79.4'
- Side street	20'	50'		N/A
- Side	17'	50'		35.4' / 141.6'
- Sum of Sides	35'			177'
- Rear	35'	50'		300.8'
Accessory Building Setback				
- Front			East Shed	West Shed
- Side Street	80'	50'	166.5'	171.4'
- Side	20'	50'	N/A	N/A
- Rear	15'	50'	64.1'	4.2' Note: variance req.
Minimum Parking Set Back	10'	50'	249.6'	237.5'
Height of Principal Building	50'			<50' (The house is the principle building on the site but will not be used in connection with the Conditional Use)
Height of Accessory Building	50'			
Minimum Parking Spaces				
- Existing House			2.0/SF House	3
- Landscape Contractor - Employee (Onsite)			1.0 / Employee	0 Note: No onsite employees
- Landscape Contractor - Employee (Field)			0.5 / Employee	15 Note: Conditional Use will have no more than 20 employees
- Commercial Vehicles			1 / Vehicle	20 Note: Conditional Use will have no more than 20 commercial vehicles
Total				38
Lighting			59.6.4.4	
Fixture Type			full or partial cutoff	partial
Fixture Height			30', 15' if located within 35' of lot line with detached house	16' Note: All fixtures are more than 35' from lot line with nearest detached house
Light Source			Incandescent, Fluorescent, LED, metal halide or color-corrected high-pressure sodium	LED
Illumination			0.5 footcandles or less at lot line	2.4 or less *Note: 2.4 at isolated spot adjacent to another conditional use
Conditional Use			0.1 footcandles or less at lot line abutting detached house	0.1 or less to be confirmed
Sign			59.6.7.11	
Area			2 square feet	The applicant is permitted and proposes a 2 SF sign with no illumination.

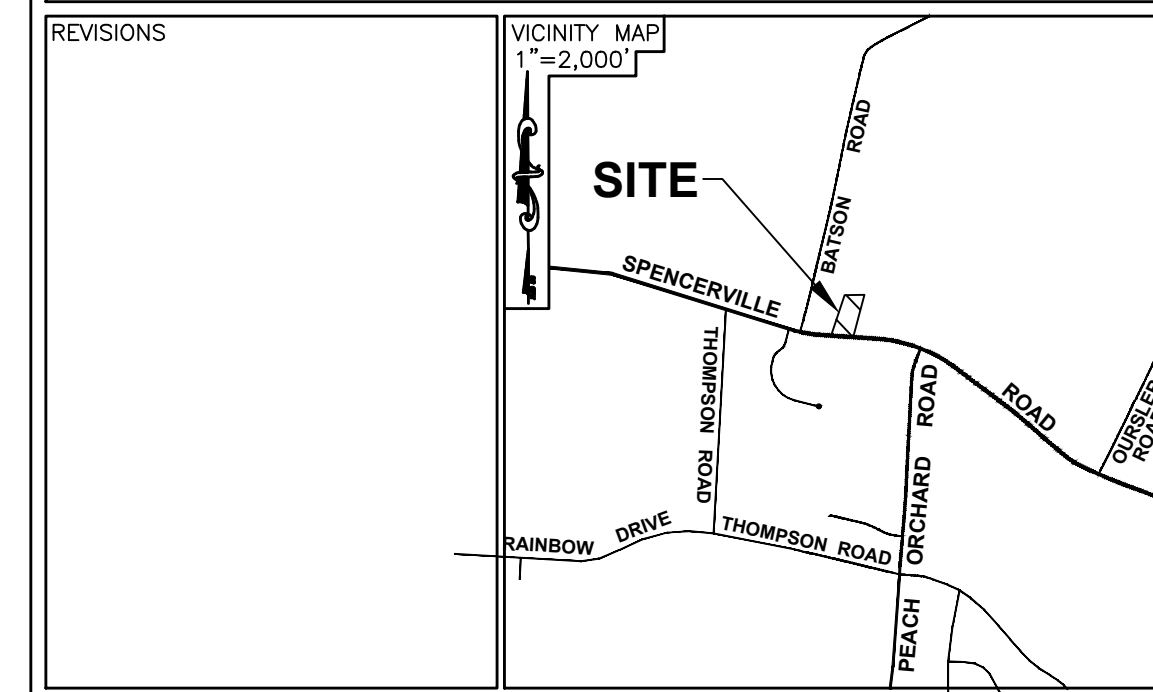
Exhibit 15  
OZAH Case No: CU 24-09

**VARIANCE PLAN**

PROJECT  
TREEMAN PROPERTY  
2230 SPENCERVILLE ROAD  
SPENCERVILLE, MD 20868  
PARCEL 319  
MONTGOMERY COUNTY, MD  
ELECTION DISTRICT 5

PREPARED FOR  
JOSE & NELSY POLANCO  
16201 BATSON ROAD  
SPENCERVILLE, MD 20868  
240.353.0444 TREEMANINC@GMAIL.COM

nld NORTON LAND DESIGN  
5146 DORSEY HALL DRIVE  
2ND FLOOR  
ELLIOTT CITY, MD 21042  
0.443.542.9199  
NORTONLANDDESIGN.COM  
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING



WATER CLASS	IP /IHP	WATERSHED	FEMA FLOODPLAIN
UNNAMED		LOWER PATUXENT	MAP PANEL #
TAX MAP	KS342	UPPER PAINT BRANCH	24031C03800
SCALE	AS SHOWN	PROJ. NO.	SHEET NO.
DATE	MAY 2023	21-139	L-0.1