

Attachment A

Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Pre-Construction

- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
- The property owner must arrange for the meeting and following people **should** must participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is to verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
 - Typical tree protection devices include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - Typical stress reduction measures may include, but are not limited to:
 - Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
 - Crown Reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration systems

Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.

- A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.

- Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.

- Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
 - Parking or driving of equipment, machinery or vehicles of any type.
 - Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
 - Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
 - Felling of trees into a protected area.
 - Trenching or grading for utilities, irrigation, drainage, etc.

- Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

- Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
- The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

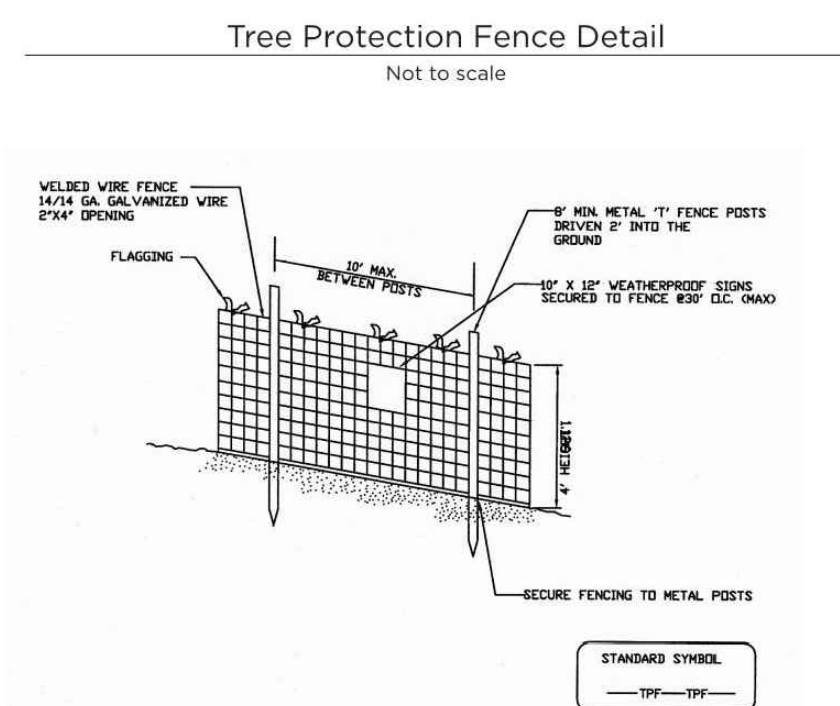
Post-Construction

- After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - Removal, and possible replacement, of dead, dying, or hazardous trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair
- After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
- Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

FOREST CONSERVATION WORKSHEET TREAMAN PROPERTY WITHIN SAME WATERSHED OR PRIORITY AREA		FOREST CONSERVATION WORKSHEET TREAMAN PROPERTY OUTSIDE SAME WATERSHED OR PRIORITY AREA					
NET TRACT AREA:		NET TRACT AREA:					
A. Total tract area ...	2.10	A. Total tract area ...	2.10				
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.00	B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.00				
C. Land dedication acres (parks, county facility, etc.) ...	0.00	C. Land dedication acres (parks, county facility, etc.) ...	0.00				
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00	D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00				
E. Area to remain in commercial agricultural production/use ...	0.00	E. Area to remain in commercial agricultural production/use ...	0.00				
F. Other deductions (specify)	0.00	F. Other deductions (specify) . AREA WITHIN PMA (SEE OTHER WORKSHEET)	0.00				
G. Net Tract Area	2.10	G. Net Tract Area	2.10				
LAND USE CATEGORY: (from Chapter 22A-3, Definitions) Input the number "1" under the appropriate land use, limit to only one entry.		LAND USE CATEGORY: (from Chapter 22A-3, Definitions) Input the number "1" under the appropriate land use, limit to only one entry.					
ARA	CDR	MDR	IDA	HDR	MPD	CIA	
0	0	1	0	0	0	0	
G. Afforestation Threshold ...	20%	x G =	0.42	G. Afforestation Threshold ...	20%	x G =	0.42
H. Conservation Threshold ...	35%	x G =	0.74	H. Conservation Threshold ...	35%	x G =	0.74
EXISTING FOREST COVER:		EXISTING FOREST COVER:					
I. Existing forest cover	0.00	I. Existing forest cover	0.00				
J. Area of forest above afforestation threshold	0.00	J. Area of forest above afforestation threshold	0.00				
K. Area of forest above conservation threshold	0.00	K. Area of forest above conservation threshold	0.00				
BREAK EVEN POINT:		BREAK EVEN POINT:					
L. Forest retention above threshold with no mitigation	0.00	L. Forest retention above threshold with no mitigation	0.00				
M. Clearing permitted without mitigation	0.00	M. Clearing permitted without mitigation	0.00				
PROPOSED FOREST CLEARING:		PROPOSED FOREST CLEARING:					
N. Total area of forest to be cleared	0.00	N. Total area of forest to be cleared	0.00				
O. Total area of forest to be retained	0.00	O. Total area of forest to be retained	0.00				
PLANTING REQUIREMENTS:		PLANTING REQUIREMENTS:					
P. Reforestation for clearing above conservation threshold	0.00	P. Reforestation for clearing above conservation threshold	0.00				
Q. Reforestation for clearing below conservation threshold	0.00	Q. Reforestation for clearing below conservation threshold	0.00				
R. Credit for retention above conservation threshold	0.00	R. Credit for retention above conservation threshold	0.00				
S. Total reforestation required	0.00	S. Total reforestation required	0.00				
T. Total afforestation required	0.42	T. Total afforestation required	0.42				
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an EFA. For projects within EFA, may not exceed 20% of project)	0.00	U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an EFA. For projects within EFA, may not exceed 20% of project)	0.00				
V. Total reforestation and afforestation required	* 0.42	V. Total reforestation and afforestation required	* 0.42				
worksheet date	5/13/2019	worksheet date	5/13/2019				

SITE TABULATIONS:

ACREAGE OF NET TRACT:	2.10
ACREAGE OF TRACT REMAINING IN AGRICULTURE:	0.00
ACREAGE OF ROAD AND UTILITY R/W WHICH WILL NOT BE IMPROVED AS PART OF DEV. APPLICATION:	0
ACREAGE OF EX. FOREST:	0.00
ACREAGE OF TOTAL FOREST RETENTION:	0.00
ACREAGE OF TOTAL FOREST CLEARED:	MDR
LAND USE CATEGORY:	MDR
AFFORESTATION THRESHOLD	0.42
CONSERVATION THRESHOLD	0.74
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN WETLANDS	0.00/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN 100-YEAR FLOODPLAIN	0.00/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN STREAM BUFFERS	0.00/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITH PRIORITY AREAS	0.00/0.00/0.00
LINEAR EXTENT & AVERAGE WIDTH OF STREAM BUFFER	0'/0'



NOTES

- Practice may be combined with sediment control fencing.
- Location and limits of fencing should be coordinated in field with arborist.
- Boundaries of protection area should be staked prior to installing protective device.
- Root damage should be avoided.
- Protection signage is required.
- Fencing shall be maintained throughout construction.

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INSPECTIONS

All field inspections must be requested by the applicant.

Field Inspections must be conducted as follows:

Plans without Planting Requirements

- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
- After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begins and before release of the building permit.
- After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

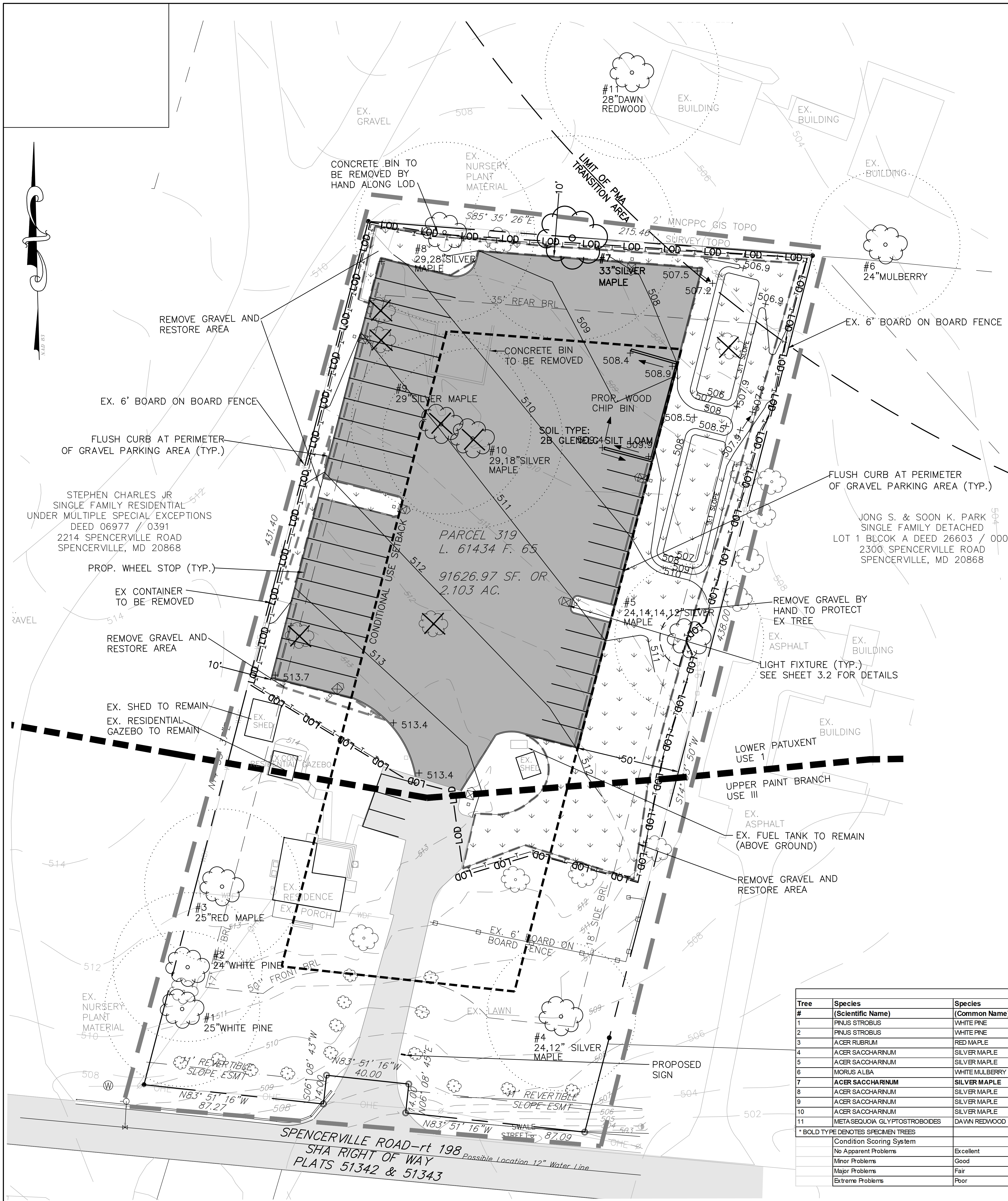
Additional Requirements for Plans with Planting Requirements

- Before the start of any required reforestation and afforestation planting.
- After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance period.
- At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

Exhibit 24(a)
OZAH Case No: CU 24-09

DEVELOPER'S CERTIFICATE	
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20240190 including, financial bonding, forest planting, maintenance, and all other applicable agreements.	
Developer's Name:	Jose Polanco <small>Printed Company Name</small>
Contact Person or Owner:	Jose Polanco <small>Printed Name</small>
Address:	16201 Batson Road, Spencerville, MD 20868
Phone and Email:	240.353.0444 treemaninc@gmail.com
Signature:	

PRELIMINARY/FINAL FOREST CONSERVATION PLAN NOTES & DETAILS F20240190			
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 ELICOTT CITY, MD 21042 0.443.542.9199 NORTONLANDDESIGN.COM LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING	
REVISIONS: [Blank]			
VIGNITY MAP T=2000 SITE: [Map showing Batson Road, Spencerville, Orchard Road, Thompson Road, Rainbow Drive, and Forest Reserve]			
WATER CLASS	IP/II/III	WATERSHED	LOWER PATUXENT
TRIBUTARY	UNNAMED	UPPER	PAINT BRANCH
TAX MAP	KS342	200 SHEET	221NE03
SCALE	AS SHOWN	DATE	MARCH 2023
PROJ. NO.	21-139	SHEET NO.	L-4.2
CERTIFICATION OF QUALIFIED PROFESSIONAL I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE ACCORDANCE WITH MARYLAND STATE, MNC&PC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS. 08.31.2023 DATE MICHAEL A. NORTON MONTGOMERY COUNTY REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT QUALIFIED PROFESSIONAL			



GENERAL NOTES

- 1) ZONE: RE-1
- 2) WATER CATEGORY -- W-6 SEWER CATEGORY -- S-6
- 3) BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY BY: MERIDIAN SURVEYS, APRIL 2023
- 4) 1" TOPOGRAPHIC INFORMATION SHOWN IS IN ASSUMED DATUM BY: MERIDIAN SURVEYS INC, APRIL 2023. 2" TOPO OFFSITE ADJUSTED TO MATCH FROM MC GIS.
- 5) TOTAL TRACT AREA = 91,627 SF OR 2.10 AC.
- 6) PROPERTY SHOWN ON TAX MAP K3342
- 7) PROPERTY SHOWN ON WSSC 200' SHEET 221NE03
- 8) PROPERTY SHOWN ON USDA CUSTOM SOIL SURVEY REPORT SOIL TYPE(S): 2B - GLENELG SILT LOAM, 3-8% SLOPES.
- 9) SITE IS NOT LOCATED IN A FLOOD ZONE: FEMA FLOOD MAP 24031C 03800
- 10) SITE IS LOCATED IN THE LOWER PATUXENT WATERSHED, USE I,P, AND PAINT BRANCH WATERSHED, USE III.
- 11) LOCAL UTILITIES INCLUDE:
SEWER - SEPTIC
WATER - PUBLIC
ELECTRIC - PEPCO
TELEPHONE - VERIZON
- 12) THERE ARE NO WELLS ONSITE.
- 13) A SMALL PORTION OF THIS PROPERTY IS WITHIN THE PMA TRANSITION AREA, AND A PORTION OF THE PROPERTY IS IN THE UPPER PAINT BRANCH OVERLAY SPECIAL PROTECTION AREA. EXISTING IMPERVIOUS IN PMA = 1,125 SF (6.7% OF PMA AREA ONSITE) PROPOSED IMPERVIOUS IN PMA = 15 SF (0.9% OF PMA AREA ONSITE) EXISTING IMPERVIOUS IN SPA = 7,949 SF (23.53% OF SPA AREA ONSITE) PROPOSED IMPERVIOUS IN SPA = 5,309 SF (15.72% OF SPA AREA ONSITE)
- 14) PROPERTY ADDRESS: 2230 SPENCERVILLE ROAD SPENCERVILLE, MD 20868
- 15) TAX ACCOUNT NO. 00263833 LOT P319 LIBER 61434 FOLIO 65 2.10 ACRES

SOIL TABLE (ONSITE AND VICINITY)

SOILS	ERODIBLE	HYDRIC	CONTAINS 15-25% SLOPES	CONTAINS 25% SLOPES	CAPABILITY SUBCLASS SYMBOL	PRIME AGRICULTURAL SOIL
2B GLENELG SILT LOAM 3-8% SLOPES	NO	NO	N/A	NO	Ile	YES

GENERAL NOTES:

- NO CLEARING IS TO TAKE PLACE OUTSIDE OF THE LIMITS OF DISTURBANCE.
- A COPY OF THE APPROVED FOREST CONSERVATION PLAN MUST BE MAINTAINED ONSITE THROUGHOUT CONSTRUCTION.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. **F20240190** including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: **Jose Polanco**
Printed Company Name: _____

Contact Person or Owner: **Jose Polanco**
Printed Name: _____

Address: **16201 Batson Road, Spencerville, MD 20868**

Phone and Email: **240.353.0444 treemaninc@gmail.com**

Signature: _____

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE ACCORDANCE WITH MARYLAND STATE, MNCPP&PC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

09.07.2023

DATE: *[Signature]*
MICHAEL A. NORTON
MDNR 7 COMAR 08.19.06.01
QUALIFIED PROFESSIONAL

Significant/Specimen Tree Summary 24" +										
Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H (Inches)	CRZ (SF)	Impact (SF)	Impact (%)	Tree Condition	Comments	Disposition	
1	PINUS STROBUS	WHITE PINE	25	4418	0	0%	GOOD		SAVE/PROTECT	
2	PINUS STROBUS	WHITE PINE	24	4072	0	0%	GOOD		SAVE/PROTECT	
3	ACER RUBRUM	RED MAPLE	25	4418	0	0%	GOOD		SAVE/PROTECT	
4	ACER SACCHARINUM	SILVER MAPLE	24, 12	4072	0	0%	GOOD		SAVE/PROTECT	
5	ACER SACCHARINUM	SILVER MAPLE	24, 14, 12, 12	4072	2346	58%	GOOD		SAVE/PROTECT	
6	MORUS ALBA	WHITE MULBERRY	24	4072	0	0%	GOOD	OFFSITE	SAVE/PROTECT	
7	ACER SACCHARINUM	SILVER MAPLE	33	7688	3621	47%	GOOD	CO-OWNED, IN FENCE	SAVE/PROTECT	
8	ACER SACCHARINUM	SILVER MAPLE	29, 28	5945	2868	48%	GOOD		SAVE/PROTECT	
9	ACER SACCHARINUM	SILVER MAPLE	29	5945	5945	100%	FAIR	WATERSPROUTS	REMOVE	
10	ACER SACCHARINUM	SILVER MAPLE	29, 18	5945	5945	100%	FAIR	WATERSPROUTS	REMOVE	
11	NIPTA SLOQUA GLYPTOSTROBODES	DAWN REDWOOD	28	5542	0	0%	GOOD	OFFSITE	SAVE/PROTECT	

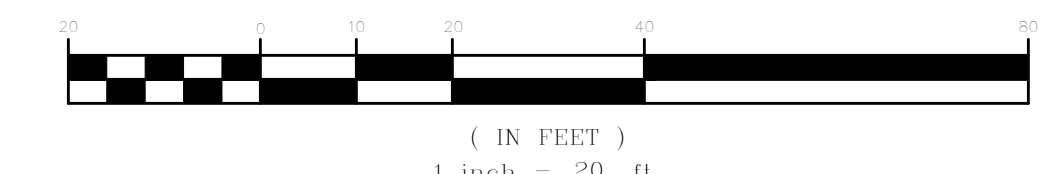
* BOLD TYPE DENOTES SPECIMEN TREES

Condition Scoring System	
No Apparent Problems	Excellent
Minor Problems	Good
Major Problems	Fair
Extreme Problems	Poor

LEGEND

- EXISTING TREE ≤24"
- EXISTING SIGNIFICANT TREE ≥24" AND <30" DBH WITH TAG NUMBER AND CRZ
- EXISTING SPECIMEN TREE >30" DBH WITH TAG NUMBER AND CRZ
- EXISTING TREE TO BE REMOVED
- LIMITS OF SURVEY
- PROPOSED CONTOUR
- EX. CONTOUR
- PROPERTY BOUNDARY
- BUILDING RESTRICTION LINE/ CONDITIONAL USE SETBACK
- PROPOSED LANDSCAPE INFILTRATION
- LIMIT OF DISTURBANCE
- PROPOSED LANDSCAPE PLANTING AREA
- PROPOSED GRAVEL PARKING (INCLUDES SOME OF THE EXISTING GRAVEL AREA)
- EXISTING ASPHALT
- WATERSHED BOUNDARY
- LIMIT OF PMA TRANSITION AREA
- TREE PROTECTION FENCE
- EX. GRAVEL TO BE REMOVED

GRAPHIC SCALE



PRELIMINARY/FINAL FOREST CONSERVATION PLAN F20240190

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 LAND DESIGN 5146 DORSEY HALL DRIVE ELLICOTT CITY, MD 21042 0.443.542.9199 NORTONLANDDESIGN.COM LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING

REVISIONS: _____

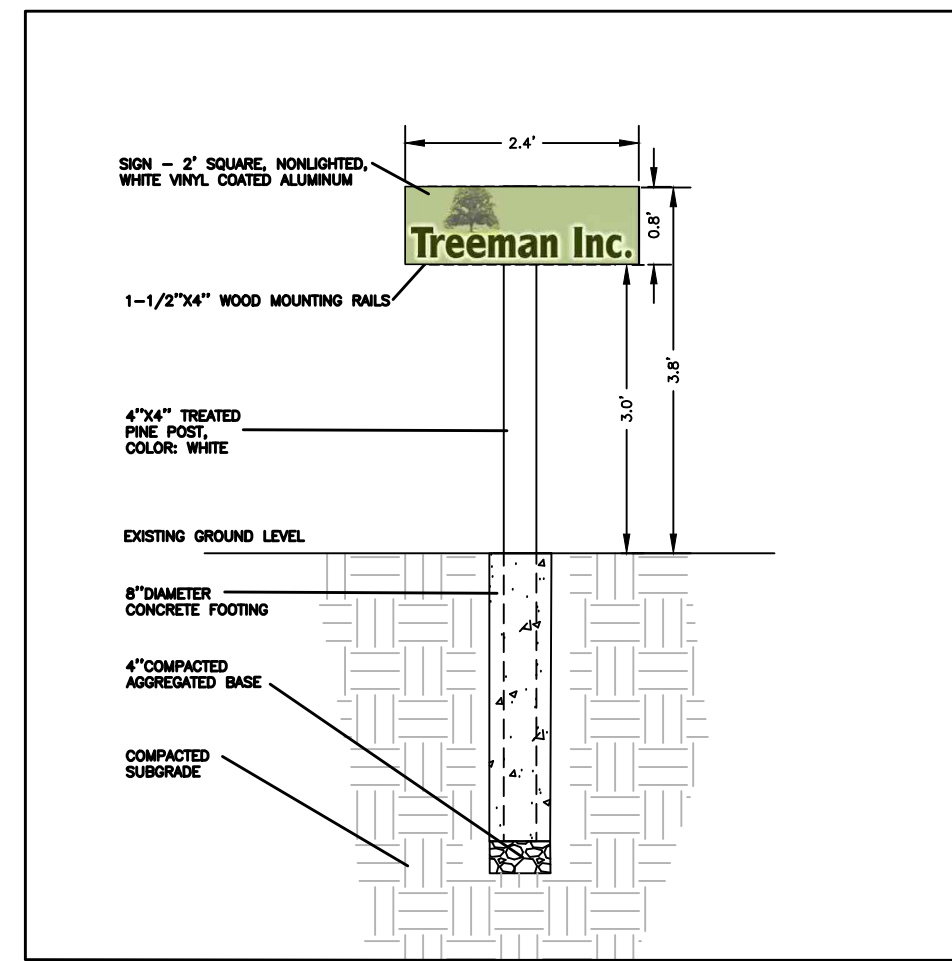
VICINITY MAP 1"=2000'

WATER CLASS: UNNAMED IP/IIIIP WATERSHED: LOWER PATUXENT UPPER PAINT BRANCH FEMA FLOODPLAIN PANEL #: 24031C03800

TAX MAP: K3342 200 SHEET: 221NE03 ADC MAP: 22 GRID: K13

SCALE: AS SHOWN DATE: MARCH 2022 PROJ. NO: 21-139 SHEET NO: L-4.1

TOTAL CONCEPTUAL LIMITS OF DISTURBANCE:
LOD= 57,400 SF

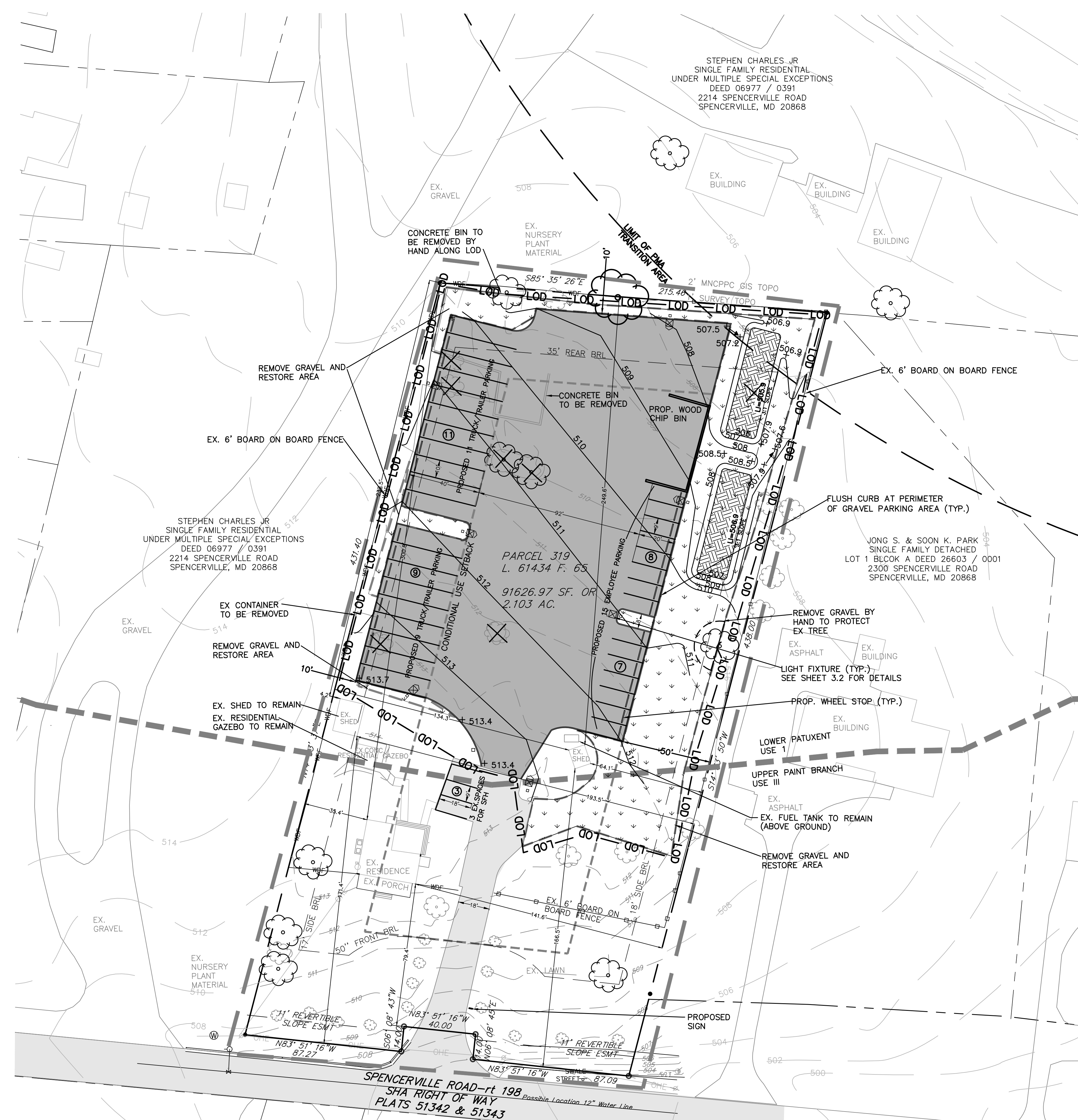


1 SIGN DETAIL
SCALE 1/2"=1'

GENERAL NOTES

- 1) ZONE: RE-1
- 2) WATER CATEGORY - W-6 SEWER CATEGORY - S-6
- 3) BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY BY: MERIDIAN SURVEYS, APRIL 2023
- 4) 1' TOPOGRAPHIC INFORMATION SHOWN IS IN ASSUMED DATUM BY: MERIDIAN SURVEYS INC, APRIL 2023.
2' TOPO OFFSITE ADJUSTED TO MATCH FROM MC GIS.
- 5) TOTAL TRACT AREA = 91.627 SF OR 2.10 AC.
- 6) PROPERTY SHOWN ON TAX MAP KS342
- 7) PROPERTY SHOWN ON WSSC 200' SHEET 221NE03
- 8) PROPERTY SHOWN ON USDA CUSTOM SOIL SURVEY REPORT SOIL TYPE(S): 2B - GLENELG SILT LOAM, 3-8% SLOPES.
- 9) SITE IS NOT LOCATED IN A FLOOD ZONE: FEMA FLOOD MAP 24031C 0380D
- 10) SITE IS LOCATED IN THE LOWER PATUXENT WATERSHED, USE I,P, AND PAINT BRANCH WATERSHED, USE III.
- 11) LOCAL UTILITIES INCLUDE:
SEWER - SEPTIC
WATER - PUBLIC
ELECTRIC - PEPCO
TELEPHONE - VERIZON
- 12) THERE ARE NO WELLS ON SITE.
- 13) A SMALL PORTION OF THIS PROPERTY IS WITHIN THE PMA TRANSITION AREA, AND A PORTION OF THE PROPERTY IS IN THE UPPER PAINT BRANCH OVERLAY SPECIAL PROTECTION AREA.
EXISTING IMPERVIOUS IN PMA = 1,125 SF (67% OF PMA AREA ONSITE)
PROPOSED IMPERVIOUS IN PMA = 15 SF (0.9% OF PMA AREA ONSITE)
EXISTING IMPERVIOUS IN SPA = 7,949 SF (23.53% OF SPA AREA ONSITE)
PROPOSED IMPERVIOUS IN SPA = 5,309 SF (15.72% OF SPA AREA ONSITE)
- 14) PROPERTY ADDRESS:
2230 SPENCERVILLE ROAD
SPENCERVILLE, MD 20868
- 15) TAX ACCOUNT NO. 00263833
LOT P319 LIBER 61434 FOLIO 65
2.10 ACRES

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				214'
- At street line	25'			213'
- At building line	125'			
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			East Shed West Shed	
- Front	80'	50'		166.5' / 171.4'
- Side Street	20'	50'		N/A
- Side	15'	50'		64.1' / 4.2' Note: variance req.
- Rear	10'	50'		249.6' / 237.5'
Minimum Parking Set Back		50'		10' Note: variance requested
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				Vehicle 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				fill 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.



LEGEND

- EXISTING TREE ≤24"
- EXISTING SIGNIFICANT TREE ≥24" AND <30" DBH
- EXISTING SPECIMEN TREE ≥30" DBH
- EXISTING TREE TO BE REMOVED
- EXISTING PROPERTY BOUNDARY
- EXISTING ADJ PROPERTY BOUNDARY
- EX. CONTOUR
- PROPOSED CONTOUR
- SURVEY BOUNDARY
- EXISTING ASPHALT
- TREE CANOPY FOR AERIAL PHOTO
- PROPOSED LANDSCAPE INFILTRATION
- LIMIT OF DISTURBANCE
- PROPOSED LAWN
- BUILDING RESTRICTION LINE/ CONDITIONAL USE SETBACK
- PROPOSED GRAVEL PARKING (INCLUDES SOME OF THE EXISTING GRAVEL AREA)
- WATERSHED BOUNDARY
- LIMIT OF PMA TRANSITION AREA
- PROPOSED LIGHT
- PROPOSED SIGN



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
1 inch = 30 ft.

CONDITIONAL USE 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

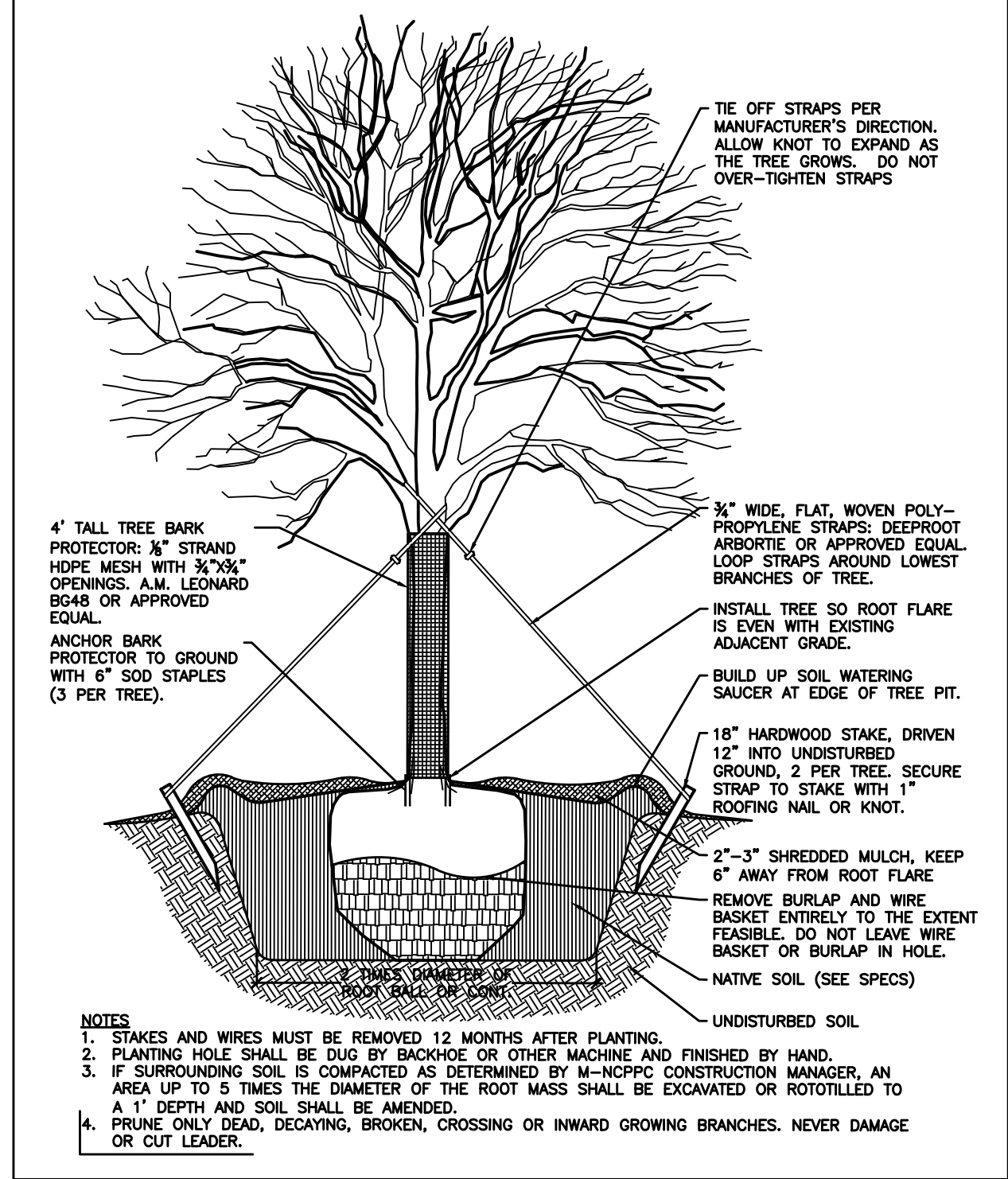
nld LAND DESIGN
5146 DORSEY HALL DRIVE 2ND FLOOR
ELLCOTT CITY, MD 21042
0.443.542.9199
NORTONLANDDESIGN.COM
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING

VICINITY MAP
SITE

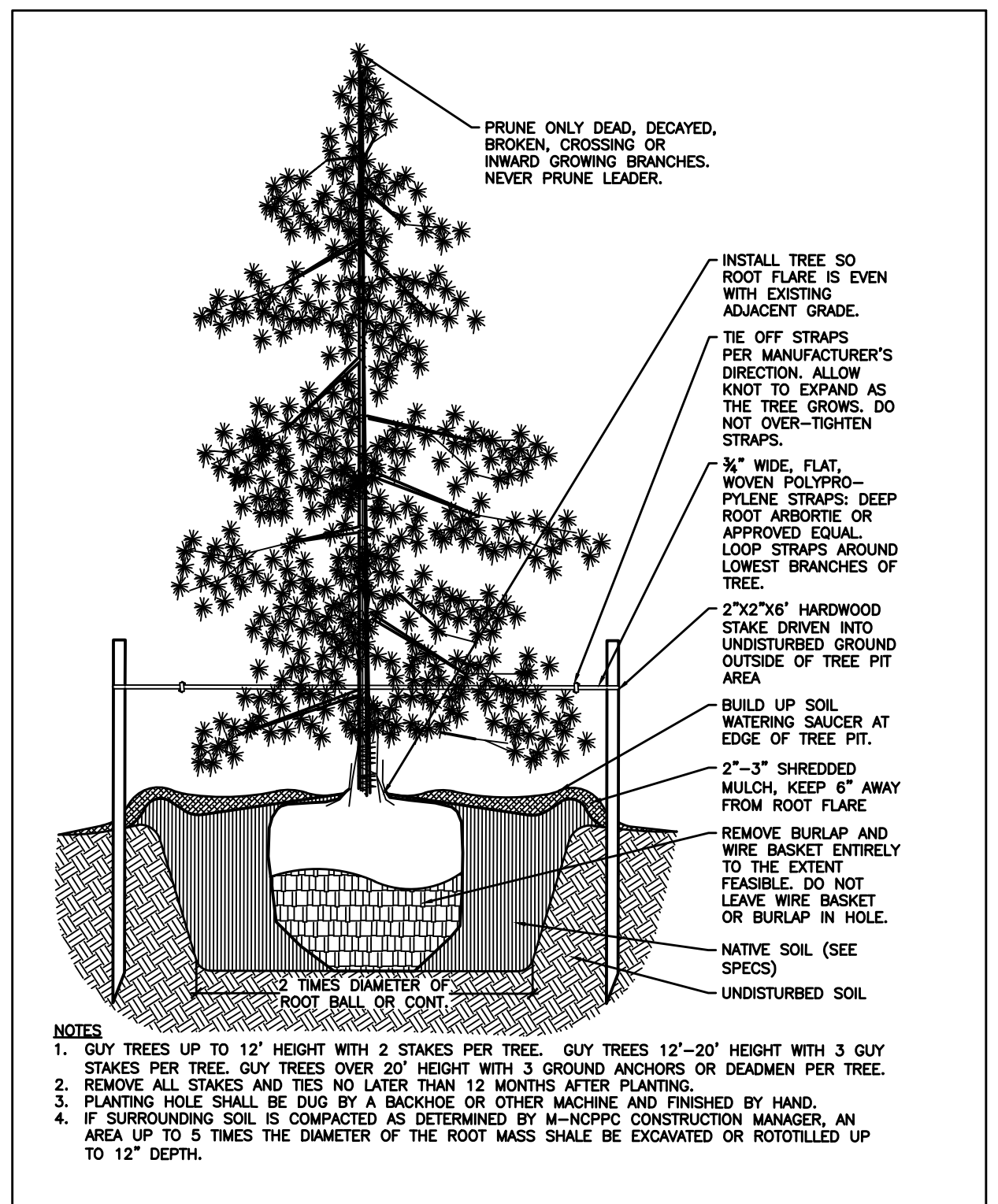
WATER CLASS: UNNAMED
TRIBUTARY: UNNAMED
TAX MAP: KS342
SCALE: AS SHOWN

IP/IIIP: UNNAMED
WATERSHED: LOWER PATUXENT
200 SHEET: 221NE03
DATE: MAY 2023

FEMA FLOODPLAIN MAP PANEL #: 24031C0380D
ADC MAP PAGE: 22 GRID: K13
PROJ. NO.: 21-139
SHEET NO.: L-1.1



1 DECIDUOUS TREE PLANTING DETAIL
NTS



2 EVERGREEN TREE PLANTING DETAIL
NTS

6.2.9. PARKING LOT REQUIREMENTS CALCULATION

TOTAL PROPOSED PARKING AREA P1	8,871 S.F.
TOTAL LANDSCAPED ISLANDS WITHIN PARKING AREA P1	856 S.F.
TOTAL LANDSCAPED ISLANDS COVERAGE WITHIN PARKING AREA P1	9.6%
TOTAL REQUIRED LANDSCAPED ISLANDS COVERAGE FOR PARKING	5.0%

TOTAL PROPOSED PARKING AREA P2	2,860 S.F.
TOTAL LANDSCAPED ISLANDS WITHIN PARKING AREA P2	158 S.F.
TOTAL LANDSCAPED ISLANDS COVERAGE WITHIN PARKING AREA P2	5.5%
TOTAL REQUIRED LANDSCAPED ISLANDS COVERAGE FOR PARKING	5.0%

6.2.9.C2 CANOPY COVERAGE CALCULATION

TOTAL PROPOSED PARKING AREA P1	8,871 S.F.
TOTAL PROPOSED CANOPY COVERAGE AREA WITHIN THE PARKING P1	2,295 S.F.

TOTAL PROPOSED CANOPY COVERAGE (%) P1	25.9%
TOTAL REQUIRED CANOPY COVERAGE (%) P1	25.0%

TOTAL PROPOSED PARKING AREA P2	2,860 S.F.
TOTAL PROPOSED CANOPY COVERAGE AREA WITHIN THE PARKING P2	1,591 S.F.

TOTAL PROPOSED CANOPY COVERAGE (%) P2	55.6%
TOTAL REQUIRED CANOPY COVERAGE (%) P2	25.0%

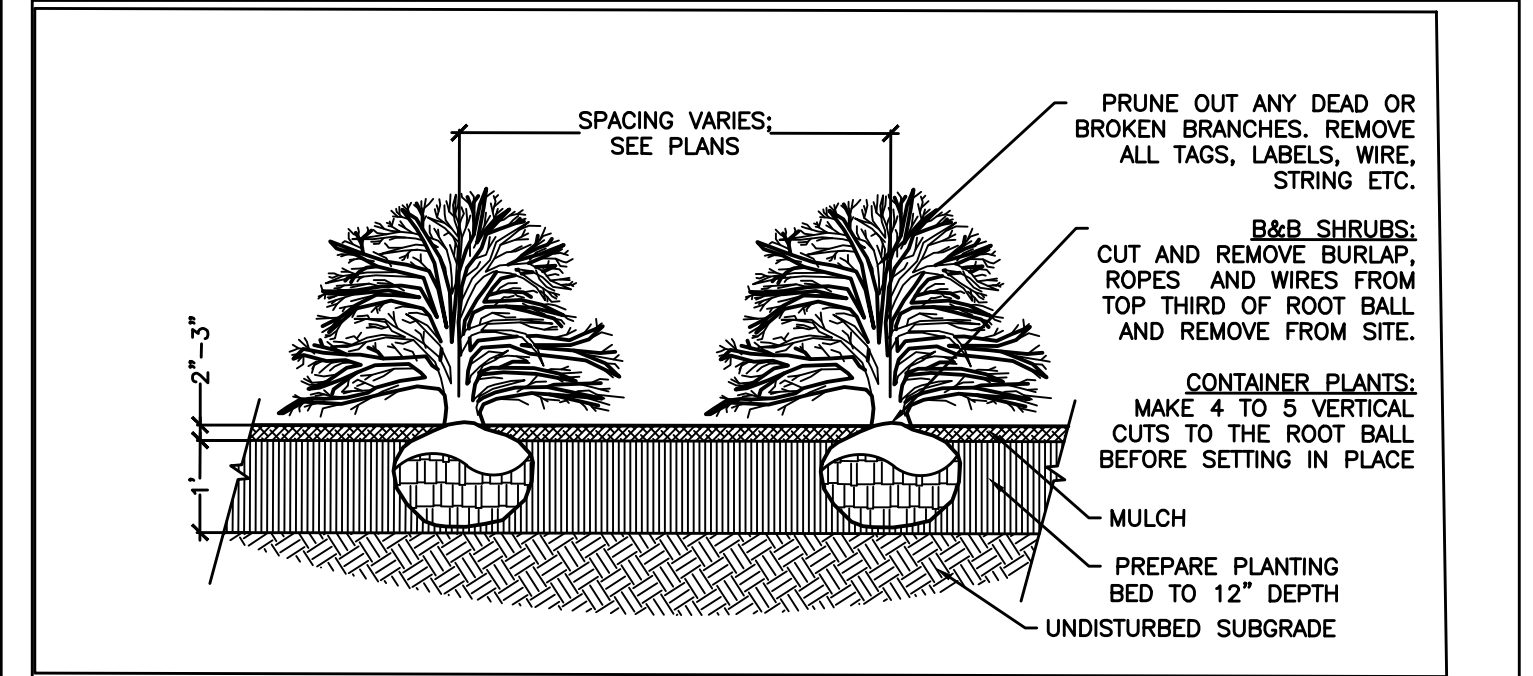
6.4.3. GENERAL LANDSCAPING REQUIREMENTS

STANDARD	ZONING REQUIREMENT
CANOPY TREE SPREAD (MIN.)	30'
CANOPY TREE MATURE HEIGHT (MIN.)	40-70'
CANOPY TREE SIZE AT TIME OF PLANTING (MIN.)	2" CAL. OR 14" HEIGHT

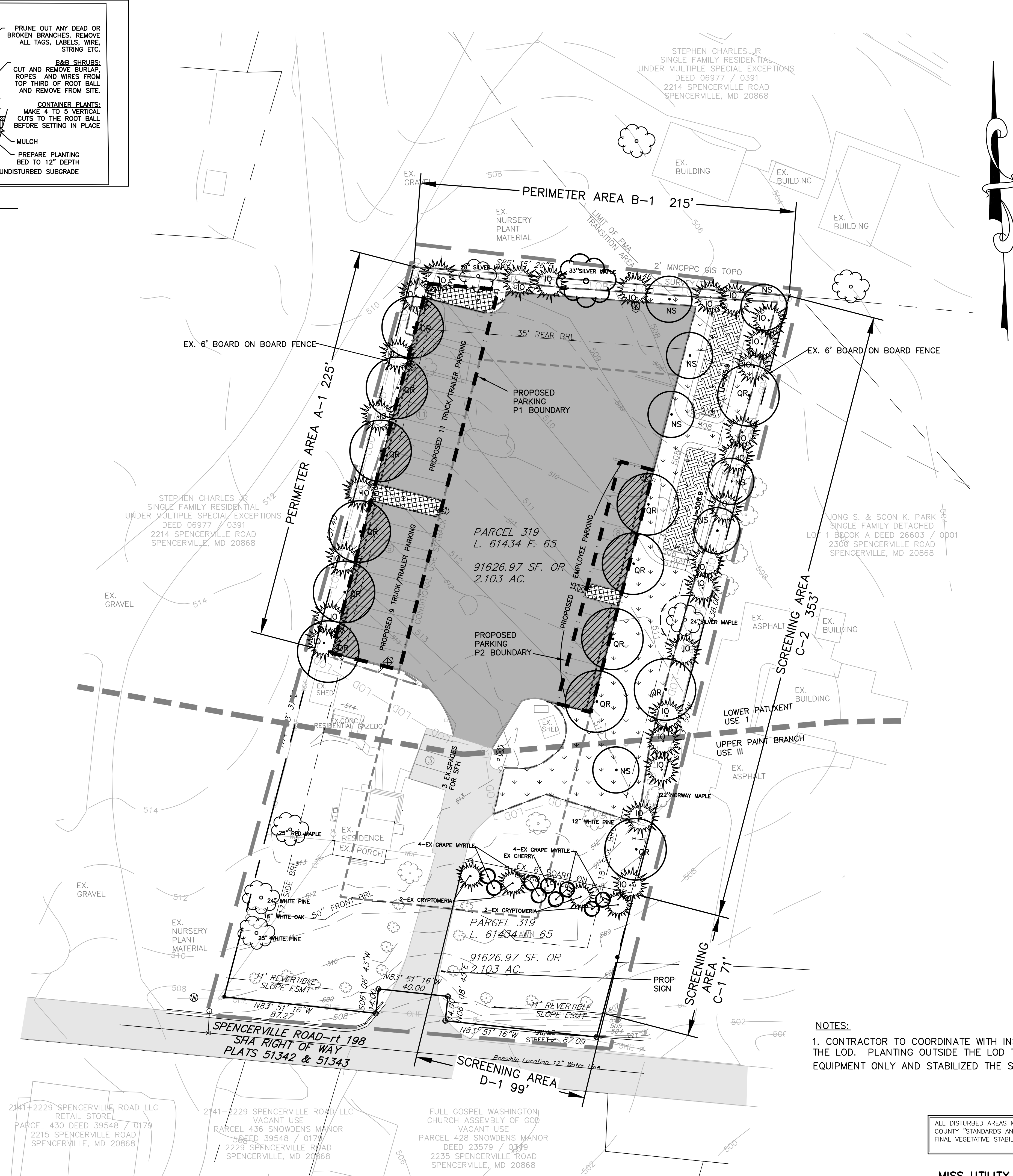
LANDSCAPE PLANTING PLAN SCHEDULE								
KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	20-YR CANOPY DIAMETER	SPACING	QUANTITY	COMMENTS
SHADE TREES:								
NS	<i>Nyssa sylvatica</i>	Black Gum	2" cal.	B&B	26'	AS SHOWN	7	
OR	<i>Quercus rubra</i>	Red Oak	3" cal.	B&B	35'	AS SHOWN	13	
EVERGREEN TREES:								
HO	<i>Ilex opaca</i>	American Holly	6-7 ht.	B&B	12'	AS SHOWN	27	
GRASSES:								
SOD	<i>SOD - Tall Fescue/Kentucky Bluegrass</i>	SOD	SOD			SQUARE YARD		STABILIZATION

NOTE: SOD ALL DISTURBED AREAS NOT COVERED BY PLANTINGS.

1. PLANTINGS SHOWN ON APPROVED LANDSCAPE PLAN AS PART OF THE APPROVED SITE PLAN MAY BE CHANGED AT THE TIME OF DETAILED REVIEW OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLANS BY MCDPS, WATER RESOURCES SECTION.
2. PLANT LOCATIONS CAN BE MODIFIED IN THE FIELD WITH THE APPROVAL OF MNCPPC INSPECTOR.



3 SHRUB PLANTING DETAIL
NTS



NOTES:
1. CONTRACTOR TO COORDINATE WITH INSPECTOR FOR PLANTING OUTSIDE THE LOD. PLANTING OUTSIDE THE LOD TO BE DONE BY HAND WITH HAND EQUIPMENT UNDO AND STABILIZED THE SAME DAY.

ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY "STANDARDS AND SPECIFICATIONS FOR TOPSOIL", PRIOR TO FINAL VEGETATIVE STABILIZATION.

MISS UTILITY
CALL "MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. BEFORE EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR CALLING TICKET CHECK AT 1-866-821-4226 TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED. 48 HOURS AFTER CALLING MISS UTILITY, THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

6.2.9.C3 PERIMETER PLANTING

PERIMETER PLANTING AS REQUIRED PER 6.2.9.C.3.b.
I. BE A MINIMUM OF 6' WIDE,
II. CONTAIN A HEDGE OR LOW WALL A MIN. OF 3' HIGH; AND
III. HAVE A CANOPY TREE PLANTED EVERY 30' ON CENTER; UNLESS
IV. THE PROPERTY ABUTS ANOTHER PARKING LOT, IN WHICH CASE A PERIMETER PLANTING AREA IS NOT REQUIRED.

ALTERNATIVE COMPLIANCE IS REQUESTED FOR PERIMETER AREAS A-1 AND A-2. EVERGREEN TREES HAVE BEEN SUBSTITUTED FOR SOME CANOPY TREES.

6.2.9.C-3 PERIMETER PLANTING REQUIREMENTS

	ZONING REQUIREMENT	PERIMETER AREA A-1 (225 LF)	PERIMETER AREA B-1 (215 LF)
DEPTH (MIN.)	6'	>6'	>6'
CANOPY TREE (MIN. PER 100')	4	6 (9 REQ.)	4 (9 REQ.)
HEDGE OR LOW WALL MIN 3' HIGH	2	6' FENCE	6' FENCE
UNDERSTORY OR EVERGREEN (MIN. PER 100')	-	7	6

6.5.3.A,B,AND C SCREENING REQUIREMENTS

PER 6.5.3.A, SCREENING IS REQUIRED ON THE EAST SIDE OF THE PROPERTY. ALTERNATIVE COMPLIANCE IS REQUESTED FOR AREAS C-1 AND C-2 - EXISTING 6' BOARD ON BOARD FENCE AT PROPERTY LINE PLUS CANOPY AND EVERGREEN TREES WILL MEET INTENT OF SCREENING.

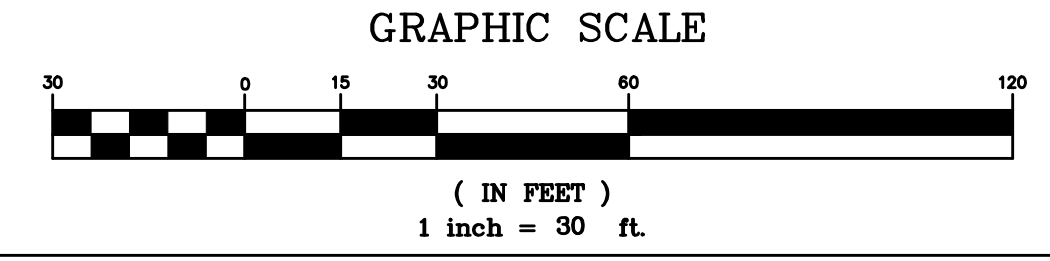
6.5.3.C-7 SCREENING REQUIREMENTS

	ZONING REQUIREMENT OPTION A	ZONING REQUIREMENT OPTION B	AREA C-1 (71 LF) OPTION B	AREA C-2 (353 LF) OPTION A	AREA D-1 (99 LF)
DEPTH (MIN.)	8'	12'	>12'	>8'	>8'
CANOPY TREE (MIN. PER 100')	2	2	0 (2 REQ)	8	*
UNDERSTORY OR EVERGREEN (MIN. PER 100')	2	4	0 (4 REQ)	15 (8 REQ)	*
LARGE SHRUBS (MIN. PER 100')	6	8	0 (7 REQ)	0 (22 REQ)	*
MEDIUM SHRUBS (MIN. PER 100')	8	12	0 (11REQ)	0 (29 REQ)	*
SMALL SHRUBS (MIN. PER 100')	8	-	-	0 (29 REQ)	*
WALL, FENCE, OR BERM (MIN.)	4' FENCE	-	-	6' FENCE	6' FENCE

* EXISTING ORNAMENTAL AND EVERGREEN PLANTINGS PLUS FENCE MEET INTENT OF SCREENING

LEGEND

- EXISTING TREE ≤24"
- EXISTING SIGNIFICANT TREE ≥24" AND <30"DBH
- EXISTING SPECIMEN TREE ≥30"DBH
- EXISTING PROPERTY BOUNDARY
- EXISTING ADJ PROPERTY BOUNDARY
- EX. CONTOUR
- PROPOSED CONTOUR
- SURVEY BOUNDARY
- EXISTING ASPHALT
- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED CANOPY AREA
- PROPOSED ISLAND
- PROPOSED PARKING BOUNDARY
- PROPOSED LANDSCAPE INFILTRATION
- PROPOSED LAWN
- BUILDING RESTRICTION LINE/ CONDITIONAL USE SETBACK
- PROPOSED GRAVEL PARKING (INCLUDES SOME OF THE EXISTING GRAVEL AREA)
- WATERSHED BOUNDARY
- LIMIT OF PMA TRANSITION AREA
- PROPOSED LIGHT
- PROPOSED SIGN

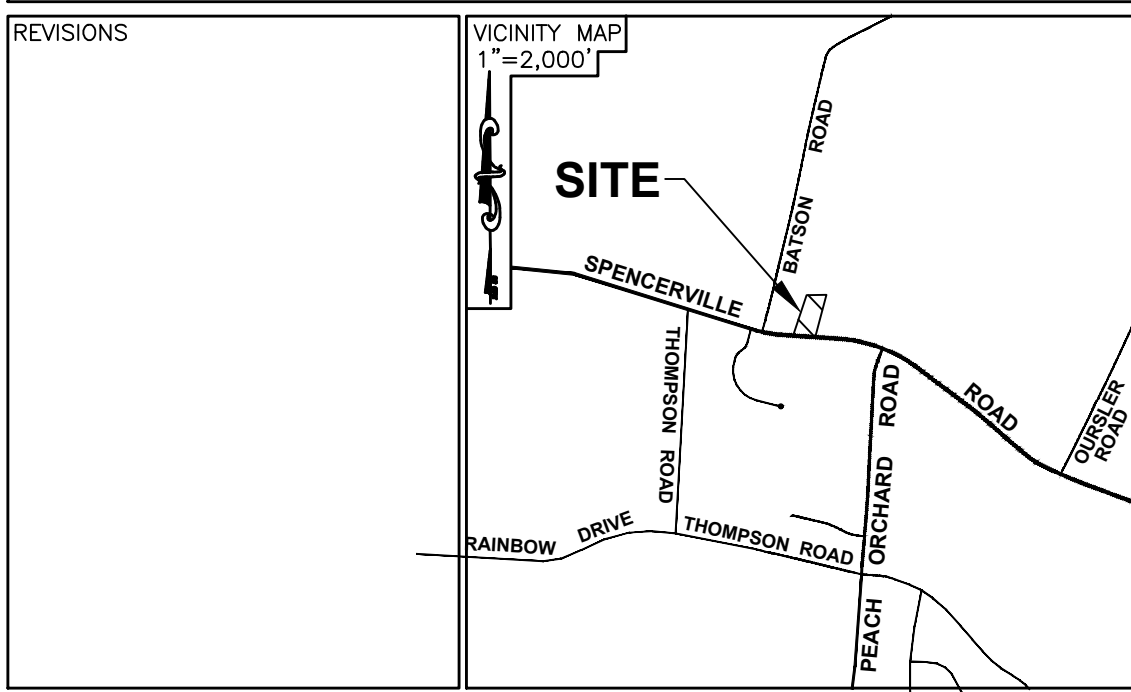


LANDSCAPE & LIGHTING PLAN

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 LAND DESIGN
5146 DORSEY HALL DRIVE
2ND FLOOR
ELICOTT CITY, MD 21142
0.443.542.9199
NORTONLANDDESIGN.COM
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING



WATER CLASS	IP/IIIP	WATERSHED	LOWER PATUXENT	FEMA FLOODPLAIN
TRIBUTARY	UNNAMED	UPPER PAINT BRANCH	MAP PANEL #	24031003800
TAX MAP	KS342	200 SHEET	221NE03	ADC MAP PAGE
SCALE	AS SHOWN	DATE	MAY 2023	PROD. NO.
				21-139
				SHEET NO.
				L-3.1



Autobahn Series ATB0 Roadway Lighting

PRODUCT OVERVIEW



Features:

OPTICAL

The Autobahn's new molded silicone optics provide exceptional performance. Silicone optics are superior to other polymer materials in the areas of: optical efficiency, thermal performance, and reduction in dirt accumulation, all of which can lead to long term lumen degradation and a shift in optical distribution. Also, because silicone allows for the molding of fine details, as well as thick sections, it produces the most crisp, clear and well-defined lighting distributions available. Silicone optics paired with modern LEDs allow the Autobahn to take full advantage of both technologies.

Same Light: Performance is comparable to 100-400W HPS roadway luminaires.

White Light: Correlated color temperature - 4000K, or optional 2700K, 3000K or 5000K, all 70 CRI minimum.

Unique IP66 rated LED light engines provide 0% spillage and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and Roadway distribution.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Louver Energy: Save an expected 40-80% over comparable HID luminaires.

Robust Surge Protection: Two different surge protection options provide a minimum of ANSI C136.2 10MVA protection. 20kV/10kA protection is also available.

Luminaire ships with a 0-10v dimmable driver. Luminaire is continuous and step dimming capable via AD option or controls installed on P7 photocell receptacle option.

MECHANICAL

Includes standard AEL human-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easy leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a salt-crystal rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Mount arm(s) adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 30° rotation swing per ANSI C136.13.

Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 pin photocell receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available.

Optional solid state locking style photocell - PCS (10 year rated life) Extreme long life solid state locking style photocell - PCL (20 year rated life).

Standard on-board Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

- STANDARDS
DesignLight Consortium (DLC) Premium qualified product.
Color temperatures of < 3000K must be specified for International Dark-Sky Association certification.
Rated for 40°C to 40°C ambient.
Complies with ANSI C136.2, C136.10, C136.14, C136.31, C136.15, C136.37.
BUY AMERICAN ACT - Product with the BAA option is assembled in the USA.

© 2014-2023 Acuity Brands Lighting, Inc. ATB0 Rev. 08/14/23



Autobahn Series ATB0 Roadway Lighting

ORDERING INFORMATION

Table with columns for Series, LED Performance Package, Mounting, and Options. Lists various models like P301, P302, P401, P402, etc., with their respective lumen outputs.

Table with columns for Color Temperature (CCT), Silo, Controls, Accessories, and Terminal Block. Lists options like 27K, 30K, 35K, 40K, 48V, etc.

- Notes
1. Readings shown are based on a total LLF of as shown at grade.
2. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).
3. Please refer to the "Plan View" for mounting heights.
4. Product information can be obtained at www.AcuityBrands.com

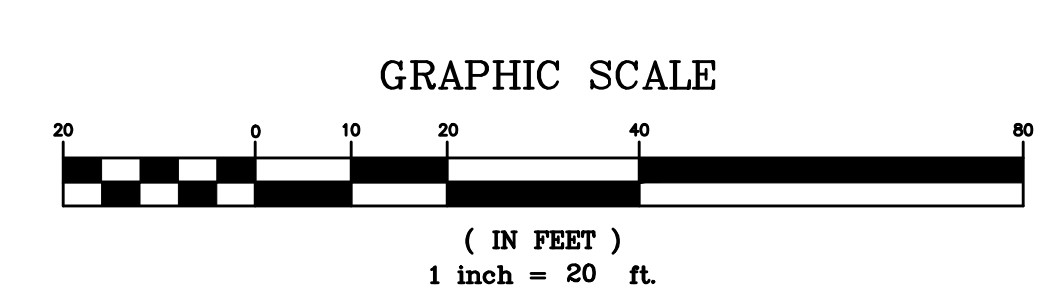
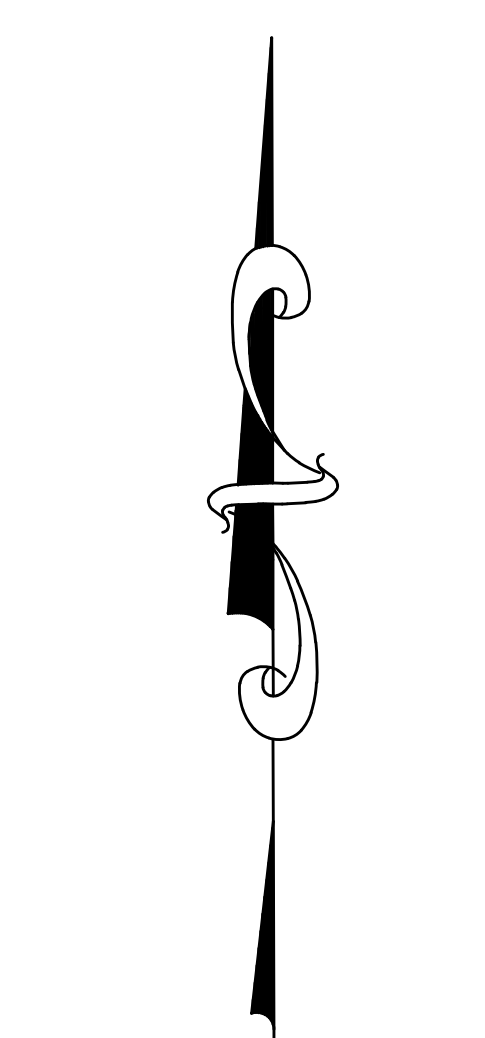
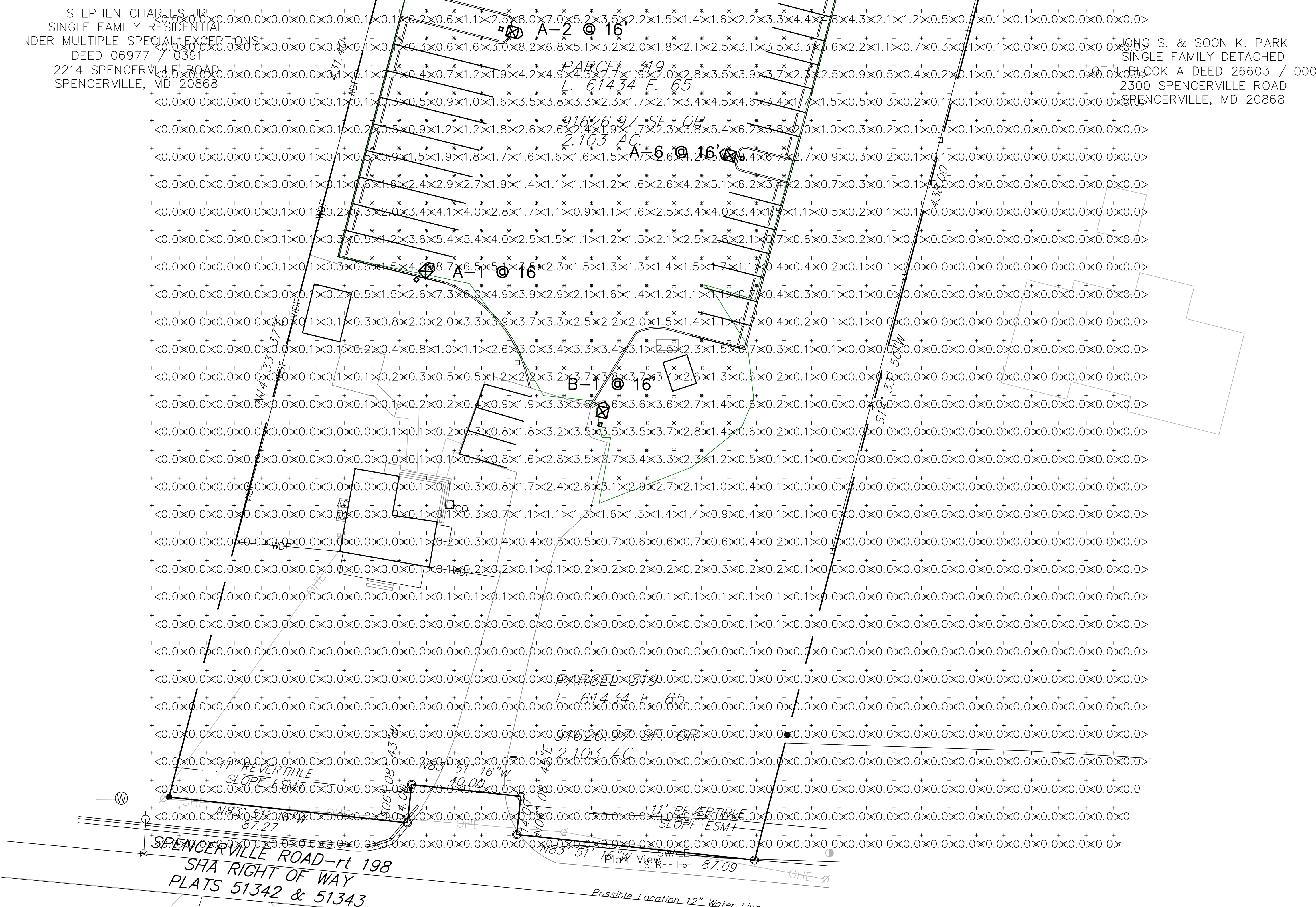
Warranty information and disclaimer text from AEL.

Statistics table with columns for Description, Symbol, Avg, Max, Min, Max/Min, Avg/Min. Includes SITE CALCULATIONS and PARKING LOT.

Schedule table with columns for Symbol, Label, QTY, Catalog Number, Description, Number Lamps, Lumens per Lamp, LLF, Wattage. Includes items A and B.

LEGEND

- PROPERTY BOUNDARY
EX. CONTOUR
PROPOSED PARKING LIGHT
FOOTCANDLE VALUE FROM PHOTOMETRICS



LIGHTING PLAN - PHOTOMETRICS

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

JOSE & NELSY POLANCO
16201 BATSON ROAD
SPENCERVILLE, MD 20868

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING



Project metadata table including Water Class, Tributary, Tax Map, Scale, IP/IIIP, Watershed, FEMA Floodplain, and other technical details.

PARKING LOT OUTDOOR LIGHTING

OUTDOOR LIGHTING FOR A CONDITIONAL USE MUST BE DIRECTED, SHIELDED, OR SCREENED TO ENSURE THAT THE ILLUMINATION IS 0.1 FOOTCANDLES OR LESS AT ANY LOT LINE THAT ABUTS A LOT WITH A DETACHED HOUSE BUILDING TYPE, NOT LOCATED IN A COMMERCIAL/RESIDENTIAL OR EMPLOYMENT ZONE.

Attachment C



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

September 6, 2023

Montgomery County Board of Appeals
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 217
Rockville, MD 20850

Re: 2230 Spencerville Road, Spencerville
Required variances

Dear Mr. Pentecost and Members of the Board:

The Department of Permitting Services has reviewed the attached variance drawing for a landscape contractor conditional use proposed at 2230 Spencerville Road, Spencerville. It is our determination that the use as proposed cannot satisfy the requirement under Montgomery County Zoning Code Section 59.3.5.5.B.b for a 50-foot setback on all sides for buildings, parking, loading and other site operations. The proposed use requires the following variances:

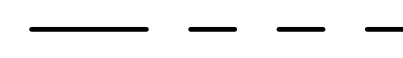
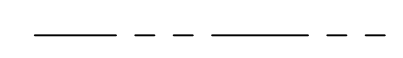



1. A 40-foot variance to allow a ten-foot parking setback along a portion (approximately 50%) of the western property line, as shown on the attached variance drawing.
2. A 40-foot variance to allow a ten-foot setback along a portion (approximately 75%) of the northern property line, as shown on the attached variance drawing.
3. A 45.2-foot variance to allow use of a pre-existing shed located approximately 4.2 feet from the western property line, as shown on the attached variance drawing.

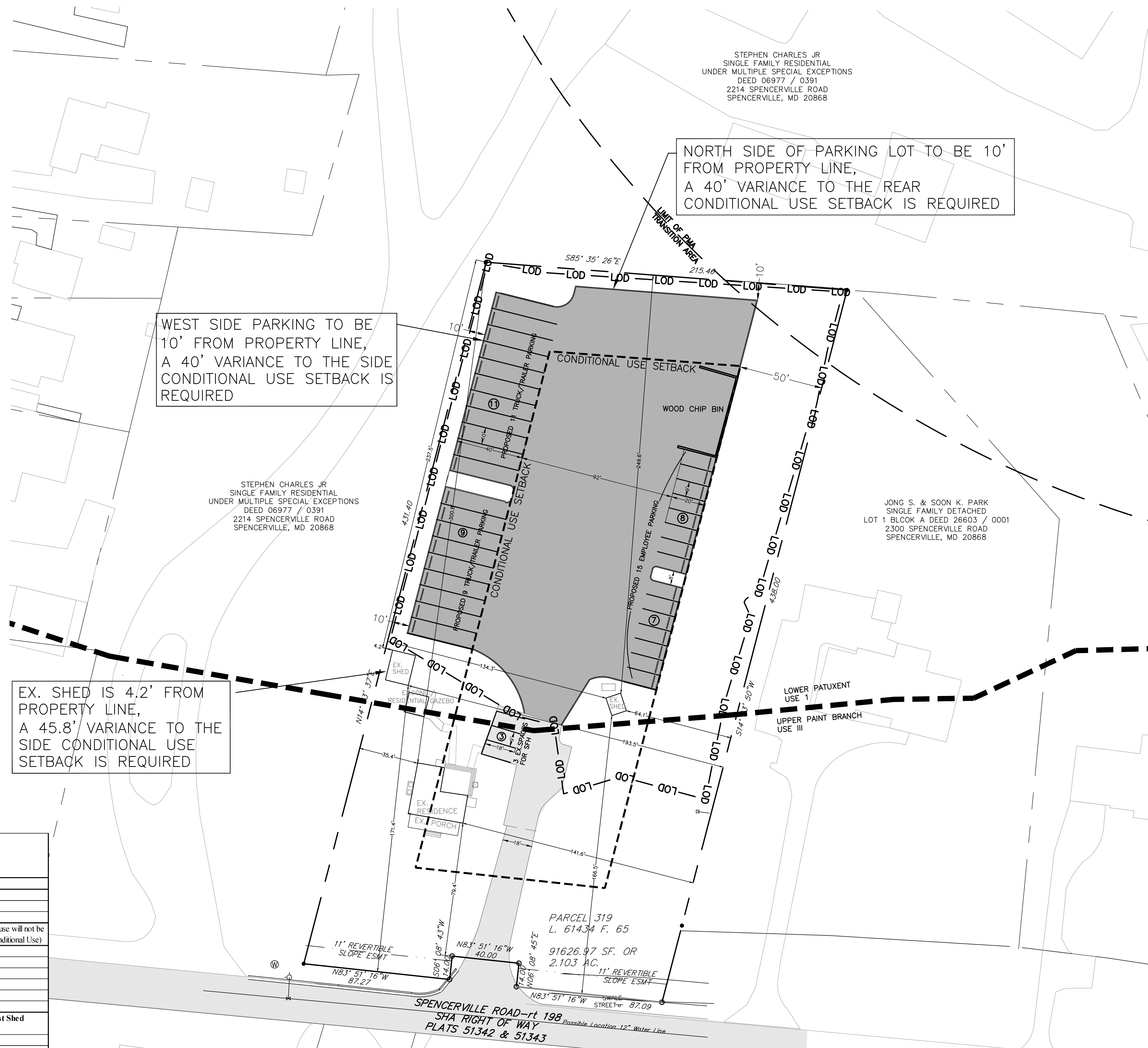
Sincerely,

Patricia D. Wolford
Zoning Manager
Zoning and Code Compliance Division



LEGEND

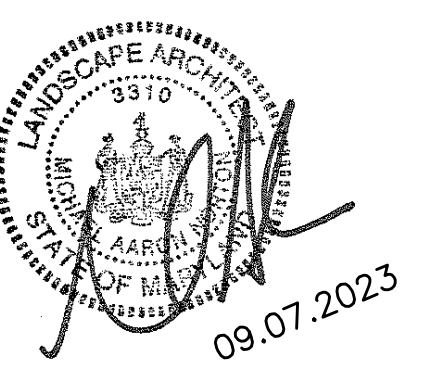
-  EXISTING PROPERTY BOUNDARY
-  EXISTING ADJ PROPERTY BOUNDARY
-  PROPOSED GRAVEL PARKING (INCLUDES SOME OF THE EXISTING GRAVEL AREA)
-  EXISTING ASPHALT
-  WATERSHED BOUNDARY



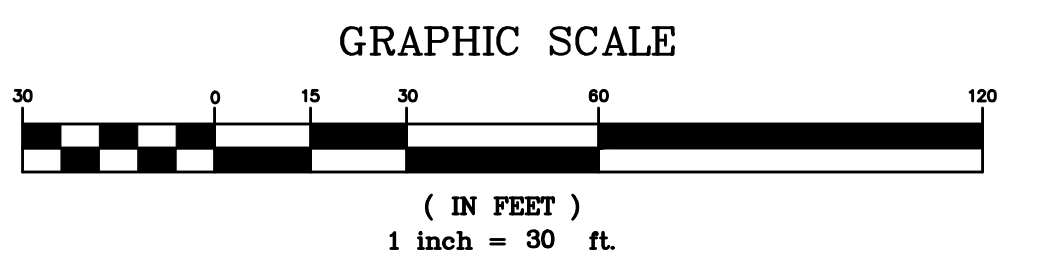
NORTH SIDE OF PARKING LOT TO BE 10' FROM PROPERTY LINE,
A 40' VARIANCE TO THE REAR
CONDITIONAL USE SETBACK IS REQUIRED

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

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



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				
			East Shed	West Shed
- Front	80'	50'	166.5'	171.4'
- Side Street	20'	50'	N/A	N/A
- Side	15'	50'	64.1'	4.2' Note: variance req.
- Rear	10'	50'	249.6'	237.5'
Minimum Parking Set Back			10'	Note: variance requested
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				Vehicle 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.

TITLE

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

5146 DORSEY HALL DRIVE
2ND FLOOR
ELICOTT CITY, MD 21042
0.443.542.9199
NORTONLANDDESIGN.COM
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING

REVISIONS

VICINITY MAP
1"=2,000'

SITE

SPENCERVILLE

BATSON ROAD

THOMPSON ROAD

ORCHARD ROAD

PEACH

RAINBOW DRIVE

WATER CLASS IP/IIIIP

TRIBUTARY UNNAMED

WATERSHED LOWER PATUXENT UPPER PAINT BRANCH

FEMA FLOODPLAIN MAP PANEL # 24031003800

TAX MAP KS342

200 SHEET 221NE03

ADC MAP PAGE 22 GRID K13

SCALE AS SHOWN

DATE MAY 2023

PROJ. NO. 21-139

SHEET NO. L-0.1



MONTGOMERY COUNTY BOARD OF APPEALS

MEMORANDUM

October 18, 2023

TO: Lynn Robeson Hannan, Director
Office of Zoning and Administrative Hearings

FROM: */s/ Barbara Jay*
Barbara Jay, Executive Director
Board of Appeals

SUBJECT: Case No. A-6834
Petition of Jose Manuel Polanco and Nelsy P. Polanco

The case file for the above-captioned variance petition is hereby transmitted to you, pursuant to a Board of Appeals' Resolution also dated October 13, 2023, for the issuance of a report and recommendation regarding a request for variances needed in connection with a new conditional use application filed by the same Petitioners (Case No. CU 24-06). Counsel for the Petitioners has requested that the conditional use application and variance application be consolidated and that a joint public hearing be advertised and held.

BOA Form 2 (Revised 10/29/14)
**BOARD OF APPEALS
FOR
MONTGOMERY COUNTY, MARYLAND
(240) 777-6600**

Docket No. A- 6834
Date Filed 9-11-23
Hearing Date _____
Time _____

PETITION FOR VARIANCE UNDER ZONING ORDINANCE
(Please Note Instructions on Reverse Side)
(PLEASE PRINT)

Name of Petitioner(s): José Manuel "Manny" Polanco and Nelsy P. Polanco

Address of Petitioner(s): 16201 Batson Road City Spencerville Zip 20868

Description of property involved: Lot P319 Block _____ Parcel _____ Subdivision New Birmingham Manor

Street and No. 2230 Spencerville Road City Spencerville Zip 20868 Zone Classification RE-1

Appellant's present legal interest in above property (check one): Tax Account No. _____
 Owner (including joint ownership) _____ Other (describe) _____

If not owner, name and address of owner:

What variance is requested, and what is the pertinent section of the Zoning Ordinance? 1. 40-foot variance from standard 50-foot setback along part of northern lot line. 2. 40-foot variance from standard 50-foot setback along part of western lot line. 3. 45.8-foot variance from standard 50-foot setback for use of pre-existing shed.

Check existing reason(s) why the Ordinance requirement(s) would result in practical difficulties for property owner:
 narrowness _____ shallowness _____ shape _____ topography other extraordinary situations or conditions peculiar to this property.

Describe this property's extraordinary situation or peculiar conditions compared to neighboring properties: The property is long and thin and approximately one third of the site is located in the Upper Paint Branch Special Protection Area.

How will the peculiar condition described above result in practical difficulty if the requested variance is not granted? Without the requested setback variances Applicants will be unable to operate their business from the property safely and efficiently.

Date of recording of plat of present subdivision: _____; or, if property is un-subdivided, date on which deed recorded, or state that such deed was first recorded prior to March 6, 1928: 12-23-20

Has any previous variance application involving this property been made to the Board of Appeals? If so, give Case Number(s): No

I have read the instructions on the reverse side of this form and am filing all required accompanying information. I hereby affirm that all of the statements and information contained in or filed with this petition are true and correct.

<u>Françoise M. Carrier</u> Name of Attorney/Agent (Print Name next to Signature) Bregman, Berbert, Schwartz & Gilday, LLC, 7315 Wisc. Ave., Address of Attorney <u>240-428-4671</u> Phone Number (OVER)	<u>fcARRIER@BREGMANLAW.COM</u> Email Address	<u>Manual Polanco Nelsy Polanco</u> Signature of Petitioner(s) (Print Name next to Signature) <u>Jose M Polanco / Nelsy P. Polanco</u> 16201 Batson Road, Spencerville, MD 20868 Address of Petitioner <u>240-353-0444</u> Home Phone <u>treemaninc@gmail.com</u> Work Phone Email Address
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**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland Avenue
(240) 777-6600

<http://www.montgomerycountymd.gov/boa/>

Case No. A-6834

PETITION OF JOSE MANUEL POLANCO AND NELSY P. POLANCO

**RESOLUTION TO REFER VARIANCE APPLICATION
TO THE HEARING EXAMINER TO SCHEDULE AND HOLD A PUBLIC HEARING
IN CONNECTION WITH OZAH CASE NO. CU 24-06, AND FOR THE ISSUANCE OF A
REPORT AND RECOMMENDATION**

(Resolution Adopted September 20, 2023)
(Effective Date of Resolution: October 18, 2023)

Board of Appeals' Case No. A-6834 is an application for three variances needed in connection with the proposed development of a Landscape Contractor use (OZAH Case No. CU 24-06).

The subject property is Parcel P319, New Birmingham Manor Subdivision, located at 2230 Spencerville Road, Spencerville, Maryland, 20868, in the RE-1 Zone.

The Board of Appeals has received a letter, dated September 8, 2023, from Francoise Carrier, Esquire, on behalf of Petitioners Jose Manuel Polanco and Nelsy P. Polanco. Ms. Carrier indicates in her letter that her clients' variance application was filed contemporaneously with an application for a new Conditional Use. Ms. Carrier requests in her September 8, 2023, letter that the Board refer her clients' variance application to the Office of Zoning and Administrative Hearings for a consolidated hearing with this Conditional Use. In a letter dated September 14, 2023, Ms. Carrier requests a waiver of the filing fee associated with the variance application.

Ms. Carrier includes a letter dated September 6, 2023, from Patricia Wolford, Zoning Manager, DPS, with her variance application. Ms. Wolford's letter indicates that the Petitioners' proposed Landscape Contractor use requires the following variances:

1. A 40-foot variance to allow a ten-foot parking setback along a portion (approximately 50%) of the western property line.
2. A 40-foot variance to allow a ten-foot setback along a portion (approximately 75%) of the northern property line.
3. A 45.2-foot variance to allow use of a pre-existing shed located approximately 4.2 feet from the western property line.

The Board of Appeals considered Ms. Carrier's letters at a Worksession held on September 20, 2023. Ms. Carrier participated in the proceedings on behalf of her clients. The Board's Rules of Procedure govern the consolidation of cases and requests for waiver of the variance fee. Board Rule 1.6(b) reads as follows:

- b. If an applicant files a variance application involving property for which the applicant has also filed a conditional use application with the Hearing Examiner, the Board may, upon written request:
 1. refer the variance(s) to the Hearing Examiner in accordance with Section 7.6.2.B.2 to conduct a hearing and write a report and recommendation; and
 2. waive the variance fee.


Section 59.7.6.2.B.2 of the Zoning Ordinance provides that:

2. The Hearing Examiner schedules and conducts public hearings for all conditional use applications. The Hearing Examiner may schedule and conduct a hearing or write a report and recommendation for any other matter pending before the Board of Appeals upon request of the Board of Appeals and with approval of 3 of its members.

The Board finds, in accordance with the above-excerpted provisions, that it has the authority to refer this variance application to the Hearing Examiner to schedule and conduct a hearing, and to issue a report and recommendation to the Board, and votes to take such action. The Board further finds that it can grant the requested fee waiver, and votes to do that as well. Accordingly, on a motion by John H. Pentecost, Chair, seconded by Richard Melnick, Vice Chair, with Caryn Hines, Laura Seminario-Thornton, and Alan Sternstein in agreement:

BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland that, pursuant to the authority granted in Section 59.7.6.2.B.2 of the Montgomery County Zoning Ordinance and Board of Appeals' Rule of Procedure 1.6(b), the Board refers variance Case No. A-6834 to the Hearing Examiner for Montgomery County to schedule and conduct a hearing in connection with that Office's consideration of conditional use Case No. CU 24-06, and for the issuance of a written report and recommendation to the Board of Appeals in Case No. A-6834; and

BE IT FURTHER RESOLVED by the Board of Appeals for Montgomery County, Maryland that, pursuant to the authority in Board of Appeals' Rule of Procedure 1.6(b)(2), the Board hereby waives payment of the variance fee.



John H. Pentecost
Chair, Montgomery County Board of Appeals

Entered in the Opinion Book
of the Board of Appeals for
Montgomery County, Maryland
this 18th day of October, 2023.



Barbara Jay
Executive Director

NOTE:

Any request for rehearing or reconsideration must be filed within fifteen (15) days after the date the Opinion is mailed and entered in the Opinion Book. Please see the Board's Rules of Procedure for specific instructions for requesting reconsideration.

Attachment D

Beall, Mark

From: Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>
Sent: Wednesday, November 15, 2023 9:55 AM
To: Beall, Mark
Cc: Fitzgerald, Patrick
Subject: RE: Treeman Conditional Use- CU202409

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Mark –

We have two things going on with this one currently.

There is an SLDA application in for removal of illegal paving (SC 289868). This removal is to comply with a Notice of Violation. We returned the review to Mike Norton on August 2. The salient comment is that we cannot approve the submission until he submits approval from MNCPPC for forest conservation, since the subject property is over 40,000 sf in area. Nothing has been submitted and the application is currently in suspended status in our system.

There is also a stormwater management concept application in for review (SM 289946) for construction of a new parking area on the property. We returned review comments to Mike Norton on September 13, and he resubmitted the application package on October 20. I believe the stormwater management concept is close to approval.

Mark C. Etheridge
Manager
Water Resources Section | Montgomery Co. Department of Permitting Services
2425 Reddie Drive, 7th Floor
Wheaton, MD 20902
240-777-6338
Mark.etheridge@montgomerycountymd.gov



From: Beall, Mark <Mark.Beall@montgomeryplanning.org>
Sent: Wednesday, November 15, 2023 9:22 AM
To: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>; Benham, Heidi <Heidi.Benham@montgomerycountymd.gov>; LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>
Subject: Treeman Conditional Use- CU202409

[EXTERNAL EMAIL]

Good Morning,

I believe you all have been working with Mike Norton on the subject project. I just wanted to see where things are and if you need any additional information. Here is the link to what was submitted for the CU in DAIC. Remember CU's are not

in ePlans and there are no tasks. This is a landscape contractor that has been in business for a while and got caught by DPS Zoning for not having a CU. The house towards the front of the property will remain a residence. The workers will have access to the house for bathroom purposes only. The house will not be used for an office or customers. If I can get any major comments or approvals by 12/11/2023, that would be a big help. If you have no comments, then just let me know that also.

DAIC Link:

<https://eplans.montgomeryplanning.org/daiclinks/pdodlinks.aspx?apno=CU202409&projname=Polanco%20DBA%20Tremen%20Inc>

You can just hit reply to me and not all unless you think your comment pertains to someone else on this email. No since in everyone's email getting filled up with unnecessary emails.

If you have any concerns please let me know. Thank you for your help and have a good day!



**Thank you,
Mark Beall**

Zoning, Public Projects & Ag Initiatives Section

Zoning Planner | Upcounty Division

Montgomery County Planning Department

2425 Reddie Drive, 13th Floor, Wheaton, MD 20902

mark.beall@montgomeryplanning.org

o: 301-495-1330



WE'VE MOVED!

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT
2425 REEDIE DRIVE, WHEATON, MD 20902



www.montgomerycountymd.gov/oig

Beall, Mark

From: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>
Sent: Wednesday, November 15, 2023 9:35 AM
To: Beall, Mark
Subject: RE: Treeman Conditional Use- CU202409

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Mark,

I have no comments.

Thanks, Kwesi

Kwesi Woodroffe
Regional Engineer
District 3 Access Management
MDOT State Highway Administration

From: Beall, Mark <Mark.Beall@montgomeryplanning.org>
Sent: Wednesday, November 15, 2023 9:22 AM
To: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; mark.etheridge <Mark.Etheridge@montgomerycountymd.gov>; Benham, Heidi <Heidi.Benham@montgomerycountymd.gov>; marie.labaw@montgomerycountymd.gov
Subject: Treeman Conditional Use- CU202409

You don't often get email from mark.beall@montgomeryplanning.org. [Learn why this is important](#)

Good Morning,

I believe you all have been working with Mike Norton on the subject project. I just wanted to see where things are and if you need any additional information. Here is the link to what was submitted for the CU in DAIC. Remember CU's are not in ePlans and there are no tasks. This is a landscape contractor that has been in business for a while and got caught by DPS Zoning for not having a CU. The house towards the front of the property will remain a residence. The workers will have access to the house for bathroom purposes only. The house will not be used for an office or customers. If I can get any major comments or approvals by 12/11/2023, that would be a big help. If you have no comments, then just let me know that also.

DAIC Link:

<https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=CU202409&projname=Polanco%20DBA%20Treeman%20Inc>

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If you have any concerns please let me know. Thank you for your help and have a good day!



Thank you,

Mark Beall

Zoning, Public Projects & Ag Initiatives Section

Zoning Planner | Upcounty Division

Montgomery County Planning Department

2425 Reddie Drive, 13th Floor, Wheaton, MD 20902

mark.beall@montgomeryplanning.org

o: 301-495-1330



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Beall, Mark

From: Benham, Heidi <Heidi.Benham@montgomerycountymd.gov>
Sent: Wednesday, November 15, 2023 12:08 PM
To: Beall, Mark
Subject: RE: Treeman Conditional Use- CU202409

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Mark,

No objections or comments really. There is a permitted septic system there now, finalized in July. It is sufficient to support occasional bathroom use by the 20 employees but nothing else. The location of the operation does not interfere with the septic system either.

Thanks,

Heidi Benham

Manager, Well and Septic Section
2425 Reddie Drive, 7th floor
Wheaton, MD 20902
Office: 240-777-6318
Heidi.benham@montgomerycountymd.gov



From: Beall, Mark <Mark.Beall@montgomeryplanning.org>
Sent: Wednesday, November 15, 2023 9:22 AM
To: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>; Benham, Heidi <Heidi.Benham@montgomerycountymd.gov>; LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>
Subject: Treeman Conditional Use- CU202409

[EXTERNAL EMAIL]

Good Morning,

I believe you all have been working with Mike Norton on the subject project. I just wanted to see where things are and if you need any additional information. Here is the link to what was submitted for the CU in DAIC. Remember CU's are not in ePlans and there are no tasks. This is a landscape contractor that has been in business for a while and got caught by DPS Zoning for not having a CU. The house towards the front of the property will remain a residence. The workers will have access to the house for bathroom purposes only. The house will not be used for an office or customers. If I can get

any major comments or approvals by 12/11/2023, that would be a big help. If you have no comments, then just let me know that also.

DAIC Link:

<https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=CU202409&projname=Polanco%20DBA%20Tremen%20Inc>

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If you have any concerns please let me know. Thank you for your help and have a good day!



**Thank you,
Mark Beall**

Zoning, Public Projects & Ag Initiatives Section

Zoning Planner | Upcounty Division

Montgomery County Planning Department

2425 Reedie Drive, 13th Floor, Wheaton, MD 20902

mark.beall@montgomeryplanning.org

o: 301-495-1330



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www.montgomerycountymd.gov/oig

From: [LaBaw, Marie](#)
To: [Beall, Mark](#)
Subject: Re: Treeman Conditional Use- CU202409
Date: Wednesday, January 3, 2024 6:38:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.jpg](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Sorry, I missed responding to this. I don't see any occupied buildings as part of the application which would mean FD access doesn't apply.

From: Beall, Mark <Mark.Beall@montgomeryplanning.org>
Sent: Wednesday, January 3, 2024 4:00:56 PM
To: LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>
Subject: FW: Treeman Conditional Use- CU202409

[EXTERNAL EMAIL]

Marie,

Have you had a chance to look at this and make sure you don't have any major comments? I didn't see a reply from you and just make sure I didn't miss something. Sorry if I missed your reply.

Have a good day!



Thank you,
Mark Beall
Zoning, Public Projects & Ag Initiatives Section
Zoning Planner | Upcounty Division
Montgomery County Planning Department
2425 Reddie Drive, 13th Floor, Wheaton, MD 20902
mark.beall@montgomeryplanning.org
o: 301-495-1330



2D690ACD



From: Beall, Mark

Sent: Wednesday, November 15, 2023 9:22 AM

To: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; mark.etheridge <Mark.Etheridge@montgomerycountymd.gov>; Benham, Heidi <Heidi.Benham@montgomerycountymd.gov>; marie.labaw@montgomerycountymd.gov

Subject: Treeman Conditional Use- CU202409

Good Morning,

I believe you all have been working with Mike Norton on the subject project. I just wanted to see where things are and if you need any additional information. Here is the link to what was submitted for the CU in DAIC. Remember CU's are not in ePlans and there are no tasks. This is a landscape contractor that has been in business for a while and got caught by DPS Zoning for not having a CU. The house towards the front of the property will remain a residence. The workers will have access to the house for bathroom purposes only. The house will not be used for an office or customers. If I can get any major comments or approvals by 12/11/2023, that would be a big help. If you have no comments, then just let me know that also.

DAIC Link: <https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=CU202409&projname=Polanco%20DBA%20Treeman%20Inc>

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If you have any concerns please let me know. Thank you for your help and have a good day!



**Thank you,
Mark Beall**
Zoning, Public Projects & Ag Initiatives Section
Zoning Planner | Upcounty Division
Montgomery County Planning Department
2425 Reddie Drive, 13th Floor, Wheaton, MD 20902
mark.beall@montgomeryplanning.org
o: 301-495-1330



2D690ACD



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>

Attachment E

From: [Johnson, Nana](#)
To: [Beall, Mark](#)
Cc: [Clayborne, Mariah](#)
Subject: FW: A-6834, CU 24-06 and BoA Administration Request
Date: Thursday, October 26, 2023 10:49:49 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Mark,

I don't know if you are the one assigned to CU 24-09 (Polanco), it is not CU 24-06 and has not been accepted yet.

Nana

From: Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>
Sent: Thursday, October 26, 2023 10:44 AM
To: Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>; Byrne, Kathleen E. <Kathleen.Byrne@montgomerycountymd.gov>
Cc: Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>
Subject: Fw: A-6834, CU 24-06 and BoA Administration Request

From: Jay, Barbara <Barbara.Jay@montgomerycountymd.gov>
Sent: Wednesday, October 25, 2023 11:45 AM
To: Donald E. Chamberlin <dechamb@verizon.net>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>
Cc: Putman, Jim <jputman2727@gmail.com>; Faustini, Lou <lou@faustini.com>
Subject: RE: A-6834, CU 24-06 and BoA Administration Request

Thank you, Mr. Chamberlin, for your comments and for including OZAH on your correspondence. I trust that office will add your comments to the record for this matter.

Sincerely,

Barbara Jay, Executive Director
Montgomery County Board of Appeals
100 Maryland Avenue, Suite 217
Rockville, Maryland 20850

From: Donald E. Chamberlin <dechamb@verizon.net>
Sent: Tuesday, October 24, 2023 6:23 PM
To: Jay, Barbara <Barbara.Jay@montgomerycountymd.gov>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>
Cc: Putman, Jim <jputman2727@gmail.com>; Faustini, Lou <lou@faustini.com>
Subject: Re: A-6834, CU 24-06 and BoA Administration Request

[EXTERNAL EMAIL]

Ms. Jay,

Thank you for providing the reference materials for A-6834.

Having reviewed them, the Patuxent Watershed Protective Association has no objection to granting the requested variances. Please add this communication to the record for the variances and inform the other necessary related parties. OZAH is a co-addressee on this email.

This decision is based in part on [1] the work that the applicant has done to preserve the rural residential character of the view of the property from the road, and minimize impact to the residential property to the east, and [2] the fact that much of the property is surrounded by other much larger landscaping operations, and [3] to a greater degree the fact that the portion of the property lying within the Patuxent Watershed has been graveled over for many years - if not in fact decades - so any environmental damage due to impervious compaction has been done long ago. The fact that only a small portion of the northeast corner of the property is within a PMA and not subject to the applicant's operation is also relevant.

Had the application proposed clearing forested areas, or paving over other predominantly grass or natural areas, we would of course had a different response.

Regards,

Donald E. Chamberlin, Representative
Patuxent Watershed Protective Association

On 10/23/2023 7:54 AM, Jay, Barbara wrote:

Dear Mr. Chamberlin,

Thank you for your email. As it seems you are aware, the Board of Appeals referred a variance that is requested in connection with a pending conditional use to OZAH to conduct a consolidated hearing and to send a report and recommendation regarding the variance back to the Board at the conclusion of those proceedings. Attached are the materials that were filed by Ms. Carrier with the Board. This matter is currently pending at OZAH (copied), so until that office concludes its proceedings, future correspondence regarding the requested variance should be directed to that office.

Regarding the misspelling of your name, the Board uses the Planning Department's database to generate its mailing list for organizations such as yours. That said, when counsel is involved, we require them to provide us with a mailing list. The bottom line is that if you corrected the spelling of your name in the MNCPPC database, when our office generates mailing lists going forward, your name should be spelled correctly, but if we are using a mailing list provided by counsel, it may or may not be, depending on when they compiled that list.

I hope this addresses your questions. Please feel free to reach out to our office at BOA@montgomerycountymd.gov if you need additional assistance.

Sincerely,

Barbara Jay, Executive Director
Montgomery County Board of Appeals
100 Maryland Avenue, Suite 217

Rockville, Maryland 20850

From: Donald E. Chamberlin <dechamb@verizon.net>
Sent: Saturday, October 21, 2023 4:25 PM
To: Jay, Barbara <Barbara.Jay@montgomerycountymd.gov>
Cc: Putman, Jim <jputman2727@gmail.com>; Faustini, Lou <lou@faustini.com>; Michele Albornoz <albornoz.michele@gmail.com>; Remein, Quent - President CCA <quent@cloverly.net>
Subject: A6834, CU 24-06 and BoA Administration Request

[EXTERNAL EMAIL]

Ms. Jay,

In re variance request A-6834 CU 24-06, there is no record of this variance request or CU2406 in the Development Application Information Center under those identifiers. Can you or Ms. Carrier please provide the full CU identifier or other plan identifier information which will enable us to retrieve the application documents from the Development Information Center? There is also no plan information available via the mcatlas.org/zoning development information link for this property. We are particularly concerned because of the large area variances requested and the fact that the property in question lies partly within the Upper Paint Branch Special Protection Area and partly within the Patuxent Watershed.

Board of Appeals Administrative Request: Please correct the spelling of my last name from Chamberlain to Chamberlin. I have recently made this correction in the M-NCPPC environmental organizations contact information database.

Thank You,

Donald E. Chamberlin, Representative
Patuxent Watershed Protective Association



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>