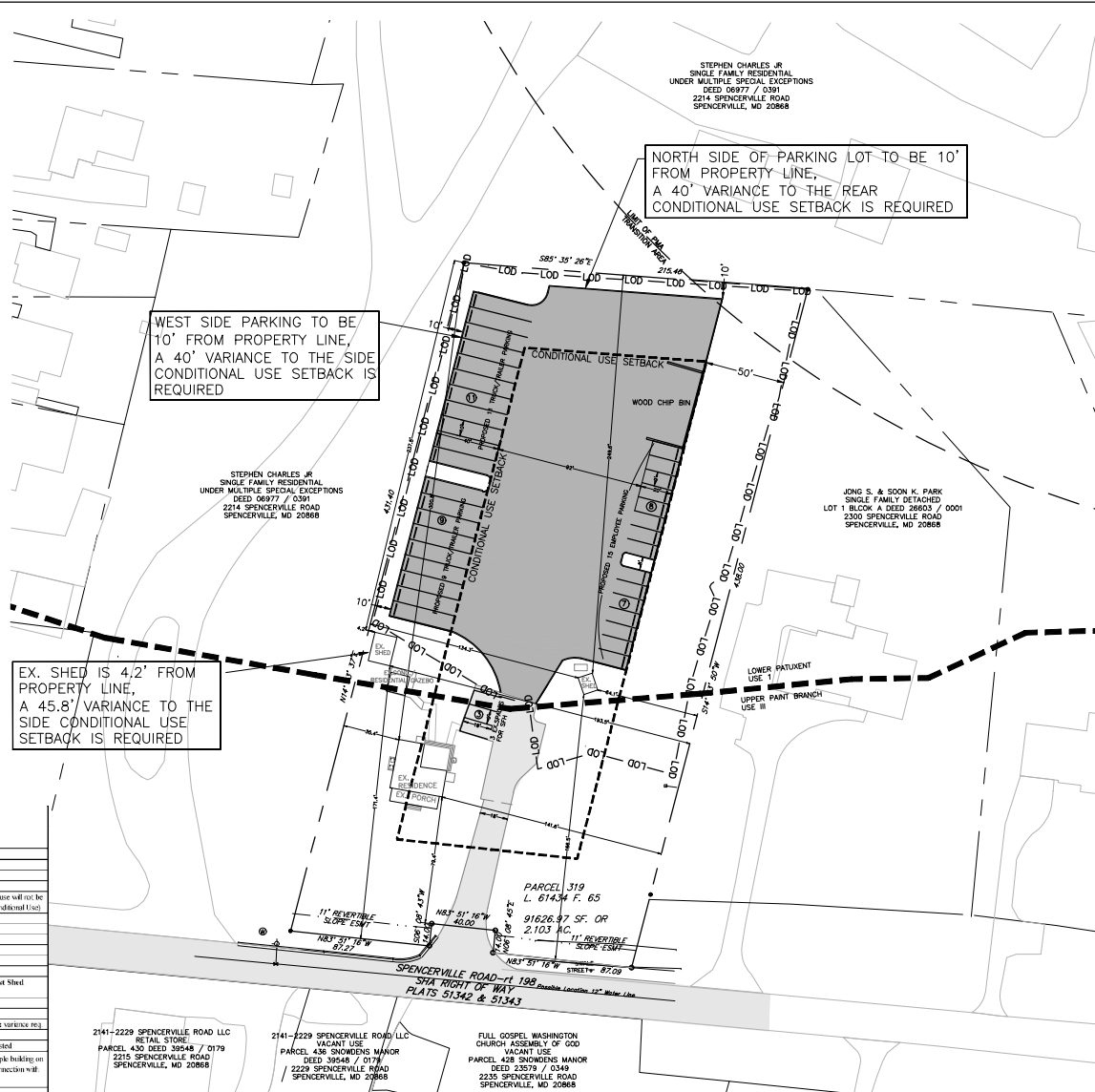


Exhibit 4  
BOA Case No: A-6834

Development Standard	RE-1 Standard 59.4.4.3.B Required	Conditional Use Standard 59.3.5.4.B Required	General Standards 59.4.2.4.B Required	Proposed
Minimum lot Area	40,000 sq ft	2 acres		2.10 AC
Minimum lot Width				
- At street line	25'			21'
- At building line	12.5'			21'
Minimum Lot Coverage	15%		15% with house and sheds (house will not be shed if connection with the Conditional Use)	
Minimum Principal Parking Setback				
- Front	50'	50'	99.4'	
- Side street	50'	50'	N/A	
- Side	17'	50'	35.4' (M) 6'	
- Street Sides	50'	50'	175'	
- Rear	50'	50'	300.5'	
Accessory Building Setback			East Shed	West Shed
- Front	80'	80'	146.5'	174.4'
- Side Street	50'	50'	N/A	N/A
- Side	15'	50'	15.1'	11.3' (Note: variance req.)
- Rear	10'	50'	299.6'	137.5'
Minimum Parking Set Back		50'	11'	Note: variance requested
Height of Principal Building	50'		< 30' (The house is the principal 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		2.95F House	2	
- Landscape Contractor - Employee (Week)		1.07 Employee	4	Note: No on-site employees
- Landscape Contractor - Employee (Week)		0.57 Employee	15	Note: Conditional Use will have no more than 20 employees
- Commercial Vehicles		1 Vehicle	10	Note: Conditional Use will have no more than 10 commercial vehicles
Total		59.64.4	38	
Feature Type		full partial (at/off)		partial
Feature Height		30' 15" (backal within 35' of the line with detached house)	16'	Note: All features are more than 15 feet from the line with a detached house
Light Source		Incandescent, Fluorescent, LED, metal halide, or color-enhanced high-pressure sodium		
Illumination		24 or less (Note: 24 ft tallest spot adjacent to the line)		LED
Conditional Use		59.6.7.11		0.1 or less to be confirmed
Sign		2 square feet		The applicant is permitted and proposes a 2 SF sign with no illumination.



**LEGEND**

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

09.07.2023

I HEREBY CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE # 8310 EXPIRATION DATE 9.7.2025

**GRAPHIC SCALE**

1 inch = 30 ft.

**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  
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING

15148 DORSEY HALL DRIVE  
ELLCOTT CITY, MD 21042  
301.443.9429  
NORTONLANDDESIGN.COM

WATER CLASS: UNNAMED  
WATERSHED: LOWER PATUXENT UPPER PAINT BRANCH  
WATERSHED PANEL #: 24031003800

TAX MAP: KS342  
200 SHEET: 221NE03  
DATE: MAY 2023  
SCALE: AS SHOWN

PROJ. NO.: 21-139  
SHEET NO.: L-0.1