

Conditional Use Application

José and Nelsy Polanco

2230 Spencerville Road, Spencerville, Maryland

Description of Operational Features

September 8, 2023

The Applicants' business, Treeman, Inc., a landscaping contractor that is engaged primarily in site clearing and tree removal. Treeman operates full crews Monday through Thursday and half its employees on Fridays, working a shorter day. There are no weekend hours except in emergencies, such as clearing fallen trees after a storm. During the busy spring-to-fall season, operations typically consist of employees arriving at the Subject Property starting at 7:00 a.m. and leaving for job sites within an hour or two. Employees generally begin returning to the Subject Property around 4:00 p.m. Site operations generally finish by 5 pm, but on occasion may run until 6:00 or 6:30 p.m. Thus, on-site activity associated with the landscape contractor use is limited to the hours of 7:00-9:00 a.m. and 4:00 to 6:30 p.m, Monday through Thursday, and on Fridays 7:00-9:00 a.m. and 2:00-4:00 p.m. During winter, the slow season, working hours end by 4:00 p.m. due to shorter hours of daylight and smaller workloads.

Noise associated with on-site activities consists of vehicular engines and human voices. The Commercial Area accommodates u-turns for most if not all of the Applicants' vehicles, minimizing the use of back-up alarms. Vehicle and heavy equipment maintenance takes place off-site, so there is no need for equipment testing or prolonged running of vehicular engines. Similarly, noisy equipment such as chippers and grinders is operated at job sites, not on the Subject Property. Because Treeman does not routinely engage in landscaping installation, there is no prolonged operation of equipment on-site to load plants onto trucks, as is common for many landscape contractors. The only routine material storage on site is wood chips, which are trucked to the Subject Property from job sites in varying quantities, then aggregated into larger truckloads on a weekly basis for disposal off-site.

The submitted Conditional Use Site Plan includes a total of 35 parking spaces, 15 sized for passenger vehicles and small trucks and 20 sized for large commercial vehicles. The smaller spaces accommodate employee vehicles and may be used for small pickup trucks associated with the landscape contractor use. The larger spaces are used to park larger commercial vehicles, many of which are stored as a “set-up” with a connected trailer carrying various equipment. The Applicants request approval for the following:

- A maximum of 20 commercial vehicles, including bucket trucks, a crane, chipper trucks, large pick-up trucks, log trucks and a loader truck.
- Ten trailers, each carrying equipment such as stump grinders, spyder-lifts and chippers, parked as part of a set-up with a commercial truck.
- Up to three pieces of motorized equipment such as front loaders, to be used and stored in the central operations area, near the wood chip bin, or in the small vehicle parking spaces that exceed the required ten spaces for employees.
- A maximum of 20 employees.

The proposed parking satisfies Zoning Code requirements (under Section 59.6.2.4) to provide one parking space per vehicle and half a space for each employee.