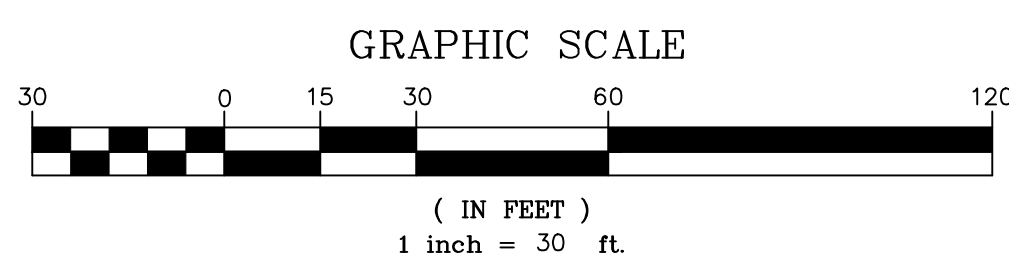


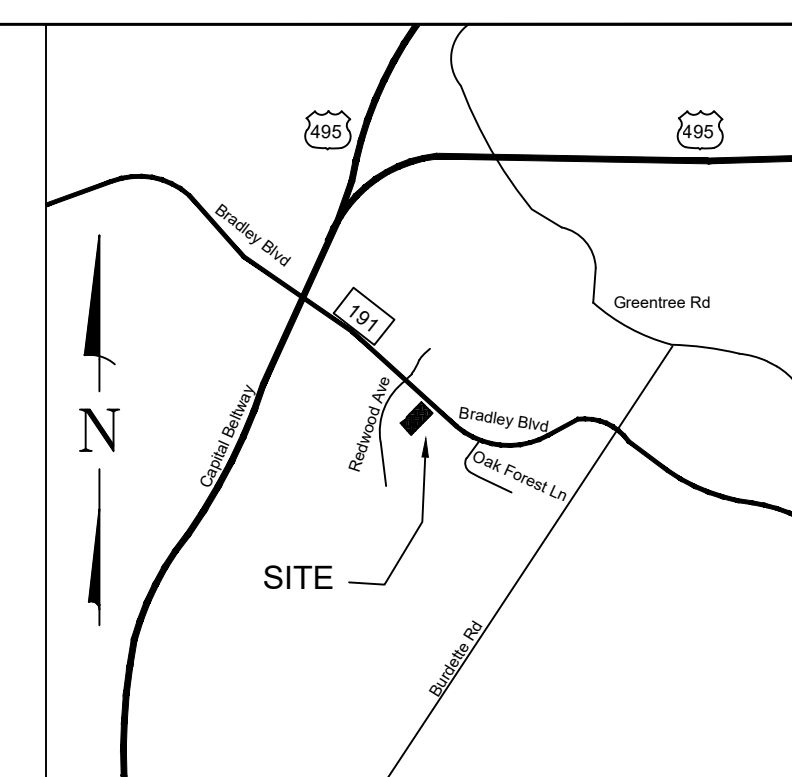


**Exhibit 8**  
**OZAH Case No. CU 24-11**



LEGEND	
---	CONTOUR (2FT)
---	CONTOUR (2FT)
x 403.25	SPOT ELEVATION
---	CURB & GUTTER
---	ASPHALT PAVING
---	CONCRETE PAVING
---	WATER LINE
---	FIRE HYDRANT
---	SEWER LINE
---	STORM DRAIN
---	NATURAL GAS
---	UNDERGROUND ELECTRIC
---	UNDERGROUND COMMUNICATION
---	LIGHT POLE
---	PROPERTY BOUNDARY
---	EASEMENT

ABBREVIATIONS	
ARCH	ARCHITECTURAL
BC	BACK OF CURB
BLDG	BUILDING
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
CS	CURB & GUTTER
CONC	CONCRETE
DIP	DUCTILE IRON PIPE
ELEC	ELECTRIC
EP	EDGE OF PAVING
EX	EXISTING
FC	FOREST CONSERVATION
FDC	FIRE DEPARTMENT CONNECTION
FEE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
MB	MICRO-BIORETENTION
MECH	MECHANICAL
NIC	NOT IN CONTRACT
PLUM	PLUMBING
RCF	REINFORCED CONCRETE PIPE
REM	REMOVE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SWM	SANITARY SEWER
S/W	STORMWATER MANAGEMENT
TBR	TO BE REMOVED
TC	TOP OF CURB
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
W	WATER



VICINITY MAP  
SCALE 1" = 2,000'

**R-200 ZONE DEVELOPMENT STANDARDS**  
(STANDARD METHOD OF DEVELOPMENT)

	PERMITTED/REQUIRED	EXISTING TO REMAIN
MINIMUM LOT AREA: 59-4.4.7.B.1	20,000 SF	45,000 SF
MINIMUM LOT WIDTH - FRONT BUILDING LINE 59-4.4.7.B.1	100 FT	150 FT
MINIMUM LOT WIDTH - FRONT LOT LINE 59-4.4.7.B.1	25 FT	150 FT
MINIMUM DENSITY (UNITS/ACRE) 59-4.4.7.B.1	2.18	1.03
MAXIMUM LOT COVERAGE 59-4.4.7.B.1	25%	8%
MINIMUM FRONT SETBACK (PRINCIPAL BUILDING) 59-4.4.7.B.2	40 FT	99 FT (RESIDENCE) 121 FT (VETERINARY OFFICE)
MINIMUM SIDE SETBACK (PRINCIPAL BUILDING) 59-4.4.7.B.2	12 FT	35 FT (RESIDENCE) 24 FT (VETERINARY OFFICE)
MINIMUM SUM OF SIDE SETBACKS (PRINCIPAL BUILDING) 59-4.4.7.B.2	25 FT	44 FT
MINIMUM REAR SETBACK (PRINCIPAL BUILDING) 59-4.4.7.B.2	30 FT	156 FT (RESIDENCE) 140 FT (VETERINARY OFFICE)
MINIMUM FRONT SETBACK (ACCESSORY STRUCTURE) 59-4.4.7.B.2	60 FT	175 FT
MINIMUM SIDE SETBACK (ACCESSORY STRUCTURE) 59-4.4.7.B.2	12 FT	68 FT
MINIMUM REAR SETBACK (ACCESSORY STRUCTURE) 59-4.4.7.B.2	7 FT	112 FT
MAXIMUM BUILDING HEIGHT (PRINCIPAL BUILDING) 59-4.4.7.B.3	50 FT	35 FT (ALL USES)
MAXIMUM BUILDING HEIGHT (ACCESSORY STRUCTURE) 59-4.4.7.B.3	35 FT	15 FT

**USE STANDARDS**  
(VETERINARY OFFICE/HOSPITAL, CONDITIONAL USE<sup>1</sup>)

	PERMITTED/REQUIRED	EXISTING TO REMAIN
MINIMUM SETBACK - EXTERIOR ANIMAL WALK AREAS 59-3.5.1.C.2.b.i	75 FT	N/A <sup>1</sup>
MINIMUM SETBACK - BUILDINGS & ACCESSORY STRUCTURES 59-3.5.1.C.2.b.i	50 FT	24 FT <sup>2</sup>

**FOOTNOTES:**

1. THERE ARE NO AREAS ON THE PROPERTY DEVOTED TO EXTERIOR EXERCISE OR WALKING OF ANIMALS.
2. THE EXISTING USE DOES NOT MEET THIS CURRENT STANDARD BUT IS CONSIDERED A GRANDFATHERED SITE CONDITION PER SECTION 17.1.1.A. OF THE ZONING ORDINANCE, AS CONFIRMED BY MCORPS IN A MEMO DATED AUGUST 28, 2023 AND INCLUDED WITH THIS APPLICATION.
3. FUTURE MODIFICATIONS TO THE EXISTING SINGLE FAMILY RESIDENCE, UNRELATED TO THE VETERINARY HOSPITAL USE, WILL NOT REQUIRE CONDITIONAL USE MODIFICATIONS.

**VEHICLE PARKING STANDARDS**  
(VETERINARY OFFICE/HOSPITAL, CONDITIONAL USE) & SINGLE FAMILY RESIDENCE

	PERMITTED/REQUIRED	EXISTING TO REMAIN
MINIMUM VEHICLE PARKING SPACES REQUIRED 59-6.2.4.B	11 SPACES (SEE BREAKDOWN)	13 SPACES <sup>1</sup>
<b>VEHICLE PARKING REQUIREMENTS</b>		
MINIMUM REQUIRED: 59-6.2.4.B	SINGLE UNIT LIVING: 2.0 SPACES PER UNIT @ 1 UNIT VETERINARY OFFICE/HOSPITAL: 1.0 PER EMPLOYEE @ 6 EMPLOYEES ROUND TOTAL	= 2 SPACES = 6 SPACES = 2.5 SPACES = 11 SPACES

MINIMUM MOTORCYCLE/SCOOTER SPACES: 59-6.2.3.C	N/A <sup>2</sup>	0 SPACES
MINIMUM CAR-SHARE SPACES: 59-6.2.3.D	N/A <sup>2</sup>	0 SPACES
MINIMUM EV CHARGING SPACES: 59-6.2.3.E	N/A <sup>4</sup>	0 SPACES
MINIMUM BICYCLE PARKING SPACES: 59-6.2.4.C	N/A <sup>3</sup>	0 SPACES
MINIMUM SIZE OF PARKING SPACES (PERPENDICULAR) 59-6.2.5.E	8.5 X 18 FT	9.5 X 18 FT
MINIMUM SIZE OF PARKING SPACES (45 TO 59 DEGREES) 59-6.2.5.E	12 X 20.5 FT	9.5 X 18 FT <sup>1</sup>
MINIMUM SIZE OF DRIVE AISLES (PERPENDICULAR, ONE WAY) 59-6.2.5.G	20 FT	18 FT <sup>1</sup>
MINIMUM SIZE OF DRIVE AISLES (45 TO 59 DEGREES, ONE WAY) 59-6.2.5.G	16 FT	16 FT
MINIMUM PARKING SETBACK (REAR) 59-6.2.5.K	30 FT	173 FT
MINIMUM PARKING SETBACK (SIDE) 59-6.2.5.K	24 FT	2 FT <sup>1</sup>
MINIMUM INTERNAL LANDSCAPE AREA 59-6.2.9.C.1	5%	13%
MINIMUM TREE CANOPY 59-6.2.9.C.2	25%	0% <sup>1</sup>
MINIMUM PERIMETER PLANTING STRIP 59-6.2.9.C.1	10 FT	2 FT <sup>1A</sup>

**FOOTNOTES:**

1. THE EXISTING PARKING LOT DOES NOT MEET CURRENT STANDARDS BUT IS CONSIDERED A GRANDFATHERED SITE CONDITION PER SECTION 17.1.1.A. OF THE ZONING ORDINANCE, AS CONFIRMED BY MCORPS IN A MEMO DATED AUGUST 28, 2023 AND INCLUDED WITH THIS APPLICATION.
2. THE PARKING FACILITY CONTAINS LESS THAN 50 SPACES, AND THEREFORE DOES NOT REQUIRE MOTORCYCLE/SCOOTER SPACES.
3. THE PARKING FACILITY CONTAINS LESS THAN 50 SPACES, AND THEREFORE DOES NOT REQUIRE CARE SHARE SPACES.
4. THE PARKING FACILITY CONTAINS LESS THAN 100 SPACES, AND THEREFORE DOES NOT REQUIRE SPACES READY TO BE CONVERTED TO ELECTRIC CHARGING.
5. THERE ARE NO BICYCLE PARKING REQUIREMENTS FOR SINGLE UNIT LIVING OR VETERINARY OFFICE/HOSPITAL USES.
6. EXISTING PARKING FACILITY IS SCREENED BY A 6 FT FENCE ALONG THE SIDE YARD LINE.

**SCREENING STANDARDS**  
(CONDITIONAL USE IN RESIDENTIAL ZONE)

SCREENING STANDARDS ARE NOT APPLICABLE PER 59-6.5.2.B, AS THE CONDITIONAL USE IS LOCATED IN A SINGLE FAMILY DETACHED HOUSE TYPE.

Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland Lic. No. 35186 Exp. Date 01.05.2024

BRADLEY HILLS  
ANIMAL HOSPITAL  
7210 BRADLEY BOULEVARD  
BETHESDA, MD 20817

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GP341 W58C 211N007

L31933 F.47

7TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

**LOT P1**  
**BLOCK 3**  
**KEFAUVER TRACT**  
**BRADLEY HILLS**

PROJ. MGR	PGL
DRAWN BY	MME
SCALE	1" = 30'
DATE	09.05.2023

**SITE PLAN**