

PLEASE NOTE: When Montgomery County Schools are closed due to the weather, Board of Appeals hearings will not be held. When Montgomery County Schools announce a delayed opening, Board of Appeals hearings will also be delayed by the same amount of time.

**BOARD OF APPEALS  
for  
MONTGOMERY COUNTY**

**100 Maryland Avenue, Suite 217  
Rockville, MD 20850  
(240) 777-6600**

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

**CASE NO. A-6956**

**PETITION OF WILLIAM BENNETT**

**NOTICE OF HEARING**

Please take notice that the Board of Appeals for Montgomery County, Maryland, will hold a public hearing in the Stella B. Werner Council Office Building Second Floor Davidson Memorial Hearing Room, at 100 Maryland Avenue, Rockville, Maryland, **on Wednesday, the 4th day of March, 2026, at 9:30 a.m.**, or as soon thereafter as this matter can be heard, on the application filed pursuant to Section 59.7.3.2.A of the Zoning Ordinance. As a property owner applying for the variance, you must attend the public hearing or have counsel appear on your behalf. If you have an architect, contractor, or engineer, they are welcome to appear and testify at the hearing, but can only do so if you or your attorney are present.

The proposed construction, a room addition, results in a total lot coverage of 23.1%, and thus requires an 8.1% variance from the 15% maximum lot coverage set forth in Section 59.4.4.6.B of the Zoning Ordinance.

The subject property is Lot 4, Block G, Good Hope Estates Subdivision, located at **15213 Graaf Place, Silver Spring, Maryland 20905** in the RE-1 Zone. (Tax Number Account No. 05-00378898)

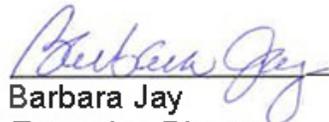
Notices forwarded this 2<sup>nd</sup> day of February 2026, to:

**William Bennett**

Corey Talcott, Associate County Attorney  
Elana Robison, Associate County Attorney

Washington Suburban Sanitary Commission  
State Highway Administration County Board of Education  
Contiguous and confronting property owners  
Local Citizens Associations

County Board of Appeals

  
Barbara Jay  
Executive Director

**All parties who make submissions, after an initial filing, in Special Exception, Variance and Administrative Appeals cases, must furnish copies of the submission to all other parties in the case. For the purpose of this requirement, a party includes: (1) Counsel of record who have formally entered their appearance; (2) Any person to whom the Board of Appeals has granted Intervener status; and (3) The Applicant, Petitioner or Appellant in the case.**

**Submissions must be accompanied by a written statement certifying that copies have been sent to all parties. Effective September 6, 2002, failure to supply such written certification will result in refusal of the submission.**

**Case files are available for public review at the office of the Board of Appeals, Monday through Friday, 8:30 a.m. – 4:00 p.m.**

BOA Form 2 (Revised 4/23/25)  
**BOARD OF APPEALS**  
**FOR**  
**MONTGOMERY COUNTY, MARYLAND**  
**(240) 777-6600**

Docket No. A- 6956  
Date Filed 1-12-26  
Hearing Date 3-4-26  
Time 9:30 a.m.

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

(PLEASE PRINT)

Name of Petitioner(s): WILLIAM BENNETT

Address of Petitioner(s): 15213 GRAAF PLACE City SILVER SPRING Zip 20905

Description of property involved: Lot 4 Block G Parcel N/A Subdivision 0057

Street and No. 15213 GRAAF PLACE City SILVER SPRING Zip 20905 Zone Classification RE-1

Appellant's present legal interest in above property (check one): Tax Account No. 00378898  
 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? INCREASE MAX LOT COVERAGE FROM 15% TO 23.1% (4.4.6.B.1)  
EXISTING LOT COVERAGE IS 14.8% ASKING FOR 8.3% INCREASE

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: DUE TO LOT COVERAGE RESTRICTIONS THE HOUSE IS LOCKED  
IN ITS CURRENT STATE AND CAN NEVER BE ADDED ON TO

How will the peculiar condition described above result in practical difficulty if the requested variance is not granted? At 60+ years old, my wife and I can no longer get our handicapped son up and down the stairs in our home. Without an addition off the main level of our home we will be forced to move

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

Has any previous variance application involving this property been made to the Board of Appeals? If so, give Case Number(s): N/A

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.

Name of Attorney/Agent (Print Name next to Signature)	<u>William M. Bennett</u>	Signature of Petitioner(s) (Print Name next to Signature)	<u>William M. Bennett</u>	
Address of Attorney		Address of Petitioner	<u>15213 Graaf Pl. Silver Spring, MD 20905</u>	
Phone Number	Email Address	Home Phone	Work Phone	Email Address
		<u>240-560-7652</u>	<u>240-687-4199</u>	<u>B.11@Bennettw.com</u>
			<u>Cell</u>	

# **Statement of Justification**

**Date: 01/08/2026**

**Chairman, Montgomery County, MD, Board of Appeals Council Office**

**Building, 100**

**Maryland Avenue, Room 217**

**Rockville, Maryland 20850**

**Phone:240-777-6600**

**Property: 15213 Graaf Place  
Silver Spring, MD 20905**

**Petitioner: William M. Bennett**

**Request:** Variance to exceed the maximum lot coverage of 15%

**Zone:** RE-1C, Lot 4, Block G

## **Background**

I, William Bennett, hereby submit this petition for a variance in relation to my proposed construction project. I seek to build an addition measuring 22 feet by 26 feet, intended to accommodate a bedroom, bathroom, and closet along with a partial covered deck.

The existing residence comprises 50% slab-on-grade and 50% basement. Upon consultation with the Department of Permitting Services (DPS), under Permit -BUILDING-1132588, it has been determined that a variance is required due to the proposed addition exceeding the maximum lot coverage of 15%. Specifically, the addition and deck would create lot coverage of 23%.

This request for a variance is made with the intent to enhance the livability of my home while ensuring compliance with all applicable regulations. My wife and I are in our 60's and have a severely handicapped 24-year-old son that cannot walk or speak. The stairs in our house are becoming a danger to us and our son as we get older and he gets heavier. All of our bedrooms are on the top level of the house which forces us to carry him up and down the stairs daily. We are requesting this addition to create a new bedroom off the main living area of the house to eliminate the stairs to the bedroom. We are also requesting a covered deck to give him some indoor-outdoor space that is safe for him which will include a ramp allowing him access into the house and yard. I appreciate your consideration of this matter.

## **Reason For Appeal**

This appeal seeks to permit the proposed addition to be situated in a manner that enables it to share a wall with the existing main level of the house, thereby facilitating the integration of plumbing and electrical along the common existing wall that currently houses our washer, dryer, and HVAC system. As mentioned, the addition of the new bedroom suite is specifically designed to accommodate my disabled son, who can neither walk or talk and experiences seizures type symptoms that make stairs challenging.

By allowing this variance, we aim to enhance accessibility, safety, and comfort for my son thereby improving our overall living conditions allowing us to stay in our current home.

## **Evidence Supporting Variance**

- (a) By reason of exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary situations or conditions peculiar to a specific parcel of property, the strict application of these regulations would result in peculiar or unusual practical difficulties to, or exceptional or undue hardship upon, the owner of such property.

The existing structure, which has not been modified since the original build, already occupies 14.8% of the lot coverage and with a 22'x26' addition we are still meeting the setback requirements of the county. This creates a hardship for both my family and any future homeowner due to the fact that to maintain the 15% lot coverage nothing new can be built on the property, even something like a shed could potentially throw it over the limit.

The addition is to be added in the back yard attached to a level of the house that is constructed with a concrete foundation. As mentioned above, an outside wall of the current house adjacent to the new addition will allow access to plumbing and electrical.

The location of the electrical, gas, and water meter, cable/FIOS connections and outside AC unit are unaffected by the location of the addition.

In light of these considerations, we respectfully request the approval of this variance to facilitate the proposed addition while preserving the integrity of our existing structures and outdoor spaces.

- (b) Special circumstances or conditions are not a result of actions by the petitioner

The original structure of the home already occupied 14.8% of the lot coverage making any addition to the house greater the 15%

Given my wife's and my age and the physical condition of my son, it is essential that we provide a safe living space that is level with the first floor of the home, facilitating access to the kitchen and other necessary areas without the need to navigate stairs. The construction of this addition would significantly enhance his quality of life and overall well-being for our entire family.

- (c) Requested variance is the minimum necessary to overcome practical difficulties that full compliance would impose due to the unusual or extraordinary situations or conditions on the property.

The requested addition exceeding the 15% lot coverage is critical to facilitate the seamless construction of the proposed addition. Full compliance with lot coverage requirements is not an option as that would mean leaving my house as is. My wife and I have lived in our house for 20 years and do not wish to move. We need a house that accommodates our needs. If this variance is not granted I fear we may be forced to relocate.

- (d) Such variance can be granted without substantial impairment to the intent, purpose and integrity of the general plan or any duty adopted and approved area master plan affecting the subject property.

The addition will not impact any setback regulations and is single level structure attached to a two-story structure. This should not make the addition look monstrous or limit the view of neighbors. By approving this variance, we aim to enhance our quality of life and the safety of our family while staying in our home for 20 years.

- (e) Such variance will not be detrimental to the use and enjoyment of adjoining or neighboring properties.

The property is in the middle of the block and partially fenced, which will ensure minimal visibility from any roadway within the development. These factors contribute to the compatibility of the addition with the surrounding neighborhood while maintaining the aesthetic integrity of the area.

Sincerely,

William & Itsuyo Bennett

CASE NO. 0680520ML

NOTE: This location for title purposes only

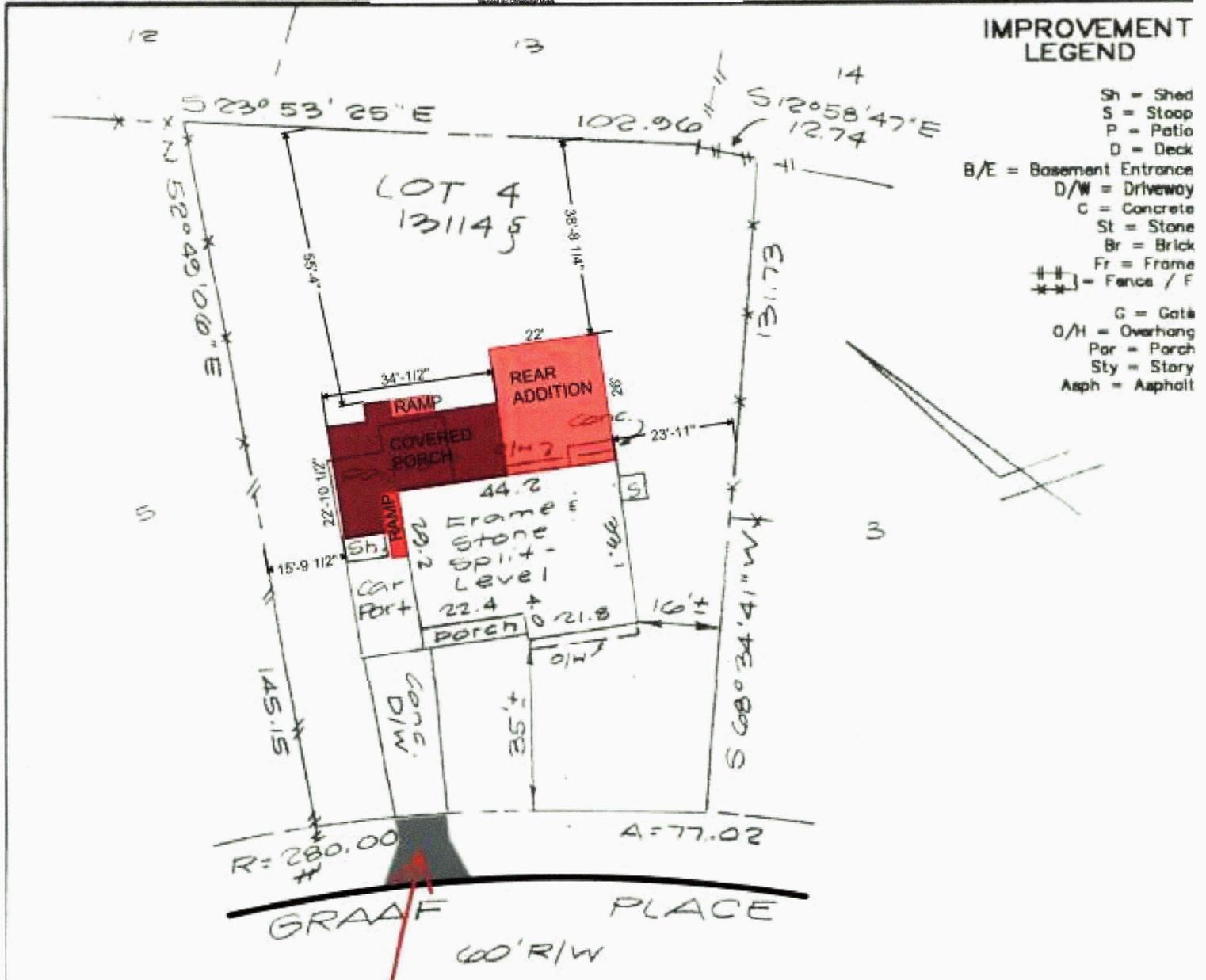


APPROVED  
Department of Permitting Services  
Permit # PUBL-421343  
Date 11/25/2025

Reg. No.240

± 180 DAYS FROM THE DATE ON THE PLAN.

Property corner Markers Not guaranteed by this location



**IMPROVEMENT LEGEND**

- Sh = Shed
- S = Stoop
- P = Patio
- D = Deck
- B/E = Basement Entrance
- D/W = Driveway
- C = Concrete
- St = Stone
- Br = Brick
- Fr = Frame
- ++ = Fence / F
- G = Gate
- O/H = Overhang
- Por = Porch
- Sty = Story
- Asph = Asphalt

Construction access from the street to complete the addition shall be by means of the existing driveway. Materials and equipment are not permitted to be stored within the public ROW.

LOCATION OF HOUSE  
LOT 4, BLOCK G  
GOOD HOPE ESTATES  
MONTGOMERY COUNTY, MARYLAND  
FLOOD ZONE C PER FEMA MAP

**CERTIFICATE**

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED BY FIELD LOCATION.

DAVID L. HALLER  
MARYLAND, R.P.L.S. No. 240

REFERENCES		<p><b>HALLER-BLANCHARD &amp; ASSOCIATES</b> P.O. BOX 1774 FREDERICK, MARYLAND 21702 (301)228-2288 FAX: (301)228-2248</p>
PLAT BK	84	
PLAT NO	8792	DATE OF PLANS
LIBER		SCALE: 1" = 30'
FOLIO		WALL CHECK:
		HSE. LOC: 5-10-00
		BOUNDARY:
		DRAWN BY: BB
		JOB NO: 06-28500

THIS LOCATION FOR MORTGAGE PURPOSES FOR Bennett



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

BUILDING PERMIT DENIAL

The Department of Permitting Services cannot issue a building permit for the property indicated below without a variance from the Montgomery County Board of Appeals.

NAME: WILLIAM M BENNETT

ADDRESS: 15213 GRAAF PL
SILVER SPRING, MD 20905

LOT - BLOCK: 4- G

ZONE:RE-1C

THE VARIANCE REQUEST IS FOR

- EXISTING STRUCTURE
NON-CONFORMING
NEW SINGLE-FAMILY DWELLING

- PROPOSED STRUCTURE
NON-COMPLYING

TYPE OF CONSTRUCTION:

- ROOM ADDITION
PORCH
SHED
ACCESSORY STRUCTURE
OTHER

- SWIMMING POOL
DECK
FENCE/RETAINING WALL
GARAGE/CARPORT

The proposed construction requires a 0.00 ft. variance as it is within 0.00 ft. of the lot line.
The required setback is 0.00 ft. in accordance with Section 59-.
The required sum of both side yards is 0.00 ft. in accordance with Section 59-.
The proposed construction reduces the sum of both sides to 0.00 ft., creating a violation of 0.00 ft.
The proposed construction requires a variance from the Exemption from Controls, Section 59-B as follows:
N/A
The proposed construction covers 23.1% of lot.sec 59.4.4.6.b.2 allows 15% maximum

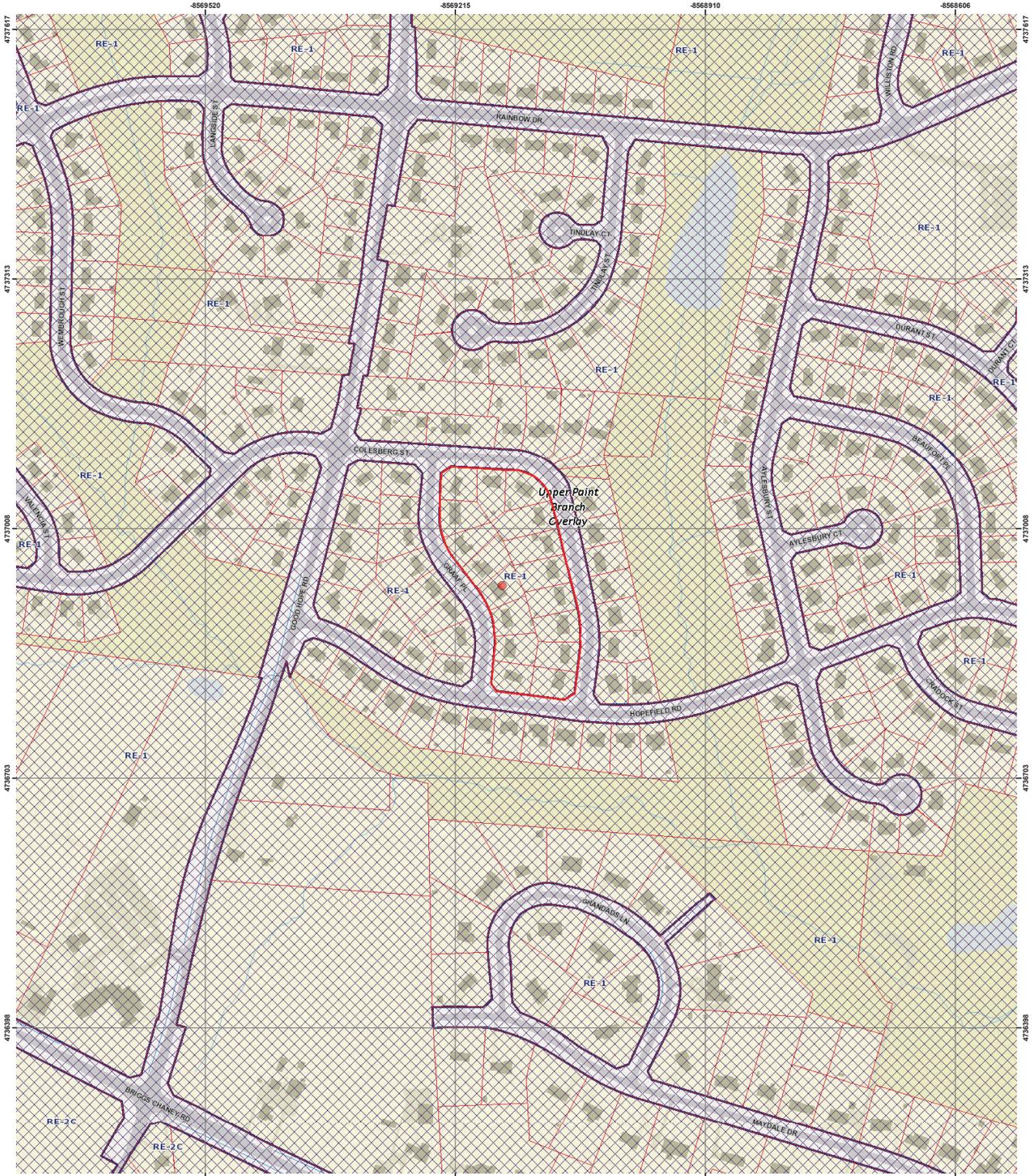
Delvin Daniels

12/29/2025

Signature

Date

NOTES CONCERNING ZONING IN RIGHTS-OF-WAY  
 1. Zone boundaries must not be depicted in public rights-of-way but must run to the centerline of each right-of-way.  
 2. Zone boundaries within rights-of-ways previously dedicated by plat or other method of subdivision can be included in map amendments for density purposes; right-of-way included in a map amendment boundary assure the new zoning assigned in the map amendment.



# MONTGOMERY COUNTY ZONING MAP

The Maryland-National Capital Park and Planning Commission

Montgomery County Planning Department



Account #	00378898
Address	15213 GRAAF PL SILVER SPRING, 20905
Landuse	Single Family Detached
Legal Description	GOOD HOPE ESTATES
Zone	RE-1
Overlay Zone	Upper Paint Branch Overlay
TDR Overlay Zone	N/A
Parking District	N/A
CBD	N/A
Parcel, Lot, Block	N/A, 4, G

Special Protection Area	Upper Paint Branch SPA
Urban District	N/A
Enterprise Zone	N/A
Arts & Ent. District	N/A
Special Tax District	N/A
Bike/Ped Priority Area	N/A
Urban Renewal Area	N/A
Metro Station Policy Area	N/A
Priority Funding Area	N/A
Septic Tier	Tier 1: Sewer existing
Municipality	N/A
Master Plan	CLOVERLY
Historic Site/District	N/A

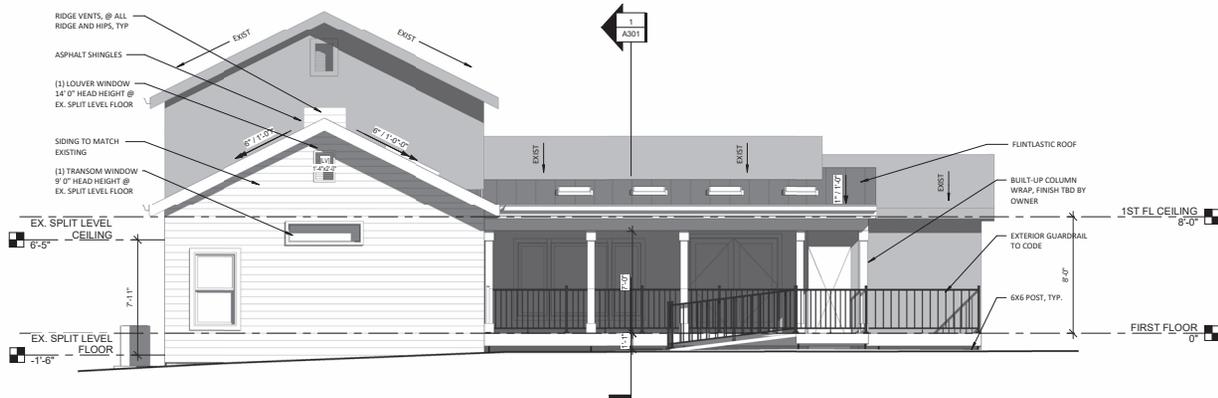
WSSC Grid	Z2ONE02
Map Amendments	G-337 G-750 G-956
Water/Sewer Categories	W-1 / S-1

Printed: 1/8/2026  
 1 inch = 250 feet

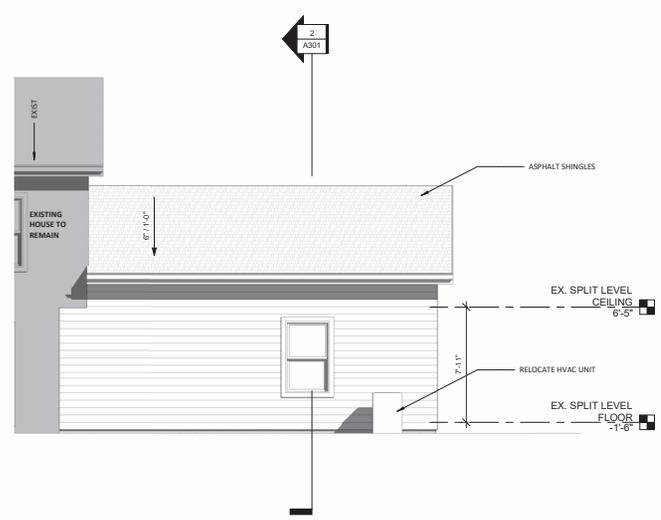
I certify that this document is a copy of the official Montgomery County Zoning Map as downloaded on 1/8/2026 from [mcatlas.org/zoning](http://mcatlas.org/zoning).

*Russell Corbin*

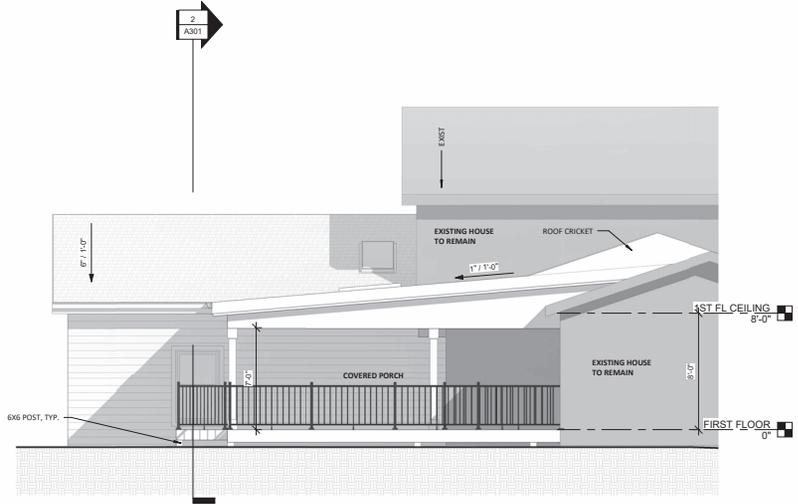




**1 REAR ELEVATION**  
A201 1/4" = 1'-0"



**2 LEFT ELEVATION**  
A201 1/4" = 1'-0"



**3 RIGHT ELEVATION**  
A201 1/4" = 1'-0"

**CLARKSVILLE CONSTRUCTION SERVICES, INC.**  
EST. 1999  
7389 GISA GOLF DRIVE  
(410) 366-3699  
CLARKSVILLECONSTRUCTION.NET

REVISION	DATE

ISSUE DATE: 9/8/2025

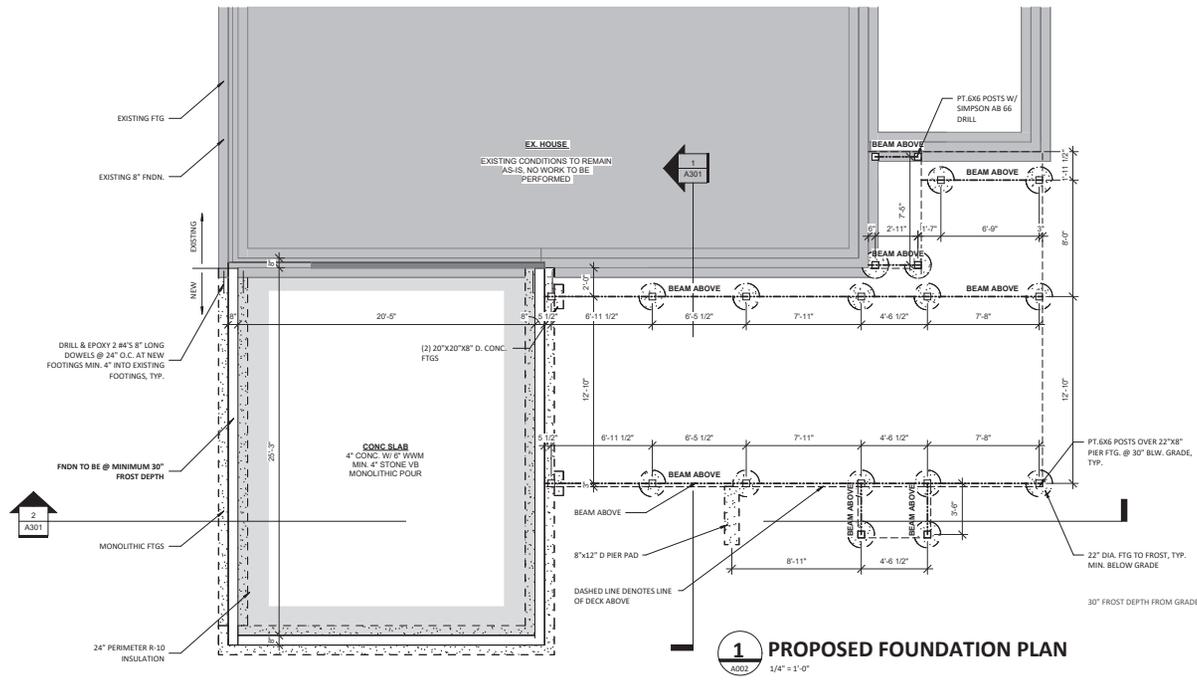
OFFICIAL COUNTY USE ONLY

PROJECT NAME AND ADDRESS  
**BILL REAR ADDITION**  
15213 GRAAF PL  
SILVER SPRING MD 20905  
AA22416

ELEVATIONS	
SHEET	A201
DATE	9/8/2025
PROJECT	AA22416
FINISH	
SHEET	A201
	4 OF 6

24X36 SHEET, DO NOT SCALE DRAWINGS

Clarksville Construction Services Inc. reserves its common law copyright, infringement and other property rights in these plans and designs. These plans and designs are not to be changed or duplicated in any manner whatsoever, nor are they to be assigned to a third party. No other persons but Clarksville Construction Services Inc. may use these plans and designs for any purpose other than in connection with or to show the intent of this specific project. Permitted uses, if any are to be obtained only by expressed written permission from C.C.S.



**DESIGN CRITERIA**

DESIGN CRITERIA:  
 1 DEAD, LIVE, SNOW, WIND, AND SEISMIC DESIGN LOADS ARE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE - IRC 2021.  
 2 DESIGN DEAD LOADS HAVE BEEN ACCOUNTED FOR BASED UPON THE ACTUAL WEIGHT OF MATERIALS OF CONSTRUCTION INCORPORATED INTO THE BUILDING, INCLUDING BUT NOT LIMITED TO FLOORS, ROOFS, WALLS, CEILING, FINISHES, CLADDING, AND OTHER SIMILARLY INCORPORATED ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS. SEE THE APPROPRIATE DISCIPLINES PLANS AND SECTIONS FOR ADDITIONAL INFORMATION.  
 DESIGN LIVE LOADS ARE AS FOLLOWS:  
 AREA LIVE LOAD  
 RESIDENTIAL AREAS 40 PSF  
 ROOFS 20 PSF  
 SNOW LOADING IS BASED ON THE FOLLOWING, INCLUDING PROVISIONS FOR DRIFTING SNOW:  
 GROUND SNOW LOAD 30 PSF  
 FLAT-ROOF SNOW LOAD 21 PSF  
 RISK CATEGORY II  
 SURFACE ROUGHNESS CATEGORY B  
 EXPOSURE CATEGORY B  
 EXPOSURE FACTOR 1.00  
 IMPORTANCE FACTOR 1.00  
 THERMAL FACTOR 1.00  
 WIND LOADING IS BASED ON THE FOLLOWING:  
 ULTIMATE DESIGN WIND SPEED 135 MPH  
 NOMINAL DESIGN WIND SPEED 90 MPH  
 RISK CATEGORY II  
 SURFACE ROUGHNESS CATEGORY B  
 EXPOSURE CATEGORY B  
 EXPOSURE FACTOR 1.00  
 TOPOGRAPHIC FACTOR 1.00  
 DIRECTIONALITY FACTOR 0.85  
 COMPONENTS AND CLADDING IN ACCORDANCE WITH ASCE 7  
 SEISMIC LOADING IS BASED ON THE FOLLOWING:  
 MAPPED SPECTRAL RESPONSE ACCELERATION,  $S_s$  0.135 G  
 MAPPED SPECTRAL RESPONSE ACCELERATION,  $S_1$  0.043 G  
 LONG-PERIOD TRANSITION PERIOD,  $T_L$  5  
 RISK CATEGORY II  
 IMPORTANCE FACTOR 1.00  
 SITE CLASS D  
 DESIGN SPECTRAL RESPONSE ACCELERATION,  $S_{D1}$  0.144 G  
 DESIGN SPECTRAL RESPONSE ACCELERATION,  $S_{D1}$  0.069 G

**CLARKSVILLE CONSTRUCTION SERVICES, INC.**  
 EST. 1995  
 7369 GSDA GOLF DRIVE  
 (413) 366-3999  
 CLARKSVILLE, TN 37041

REVISION	DATE
2	9/8/2025

OFFICIAL COUNTY USE ONLY

PROJECT NAME AND ADDRESS  
**BILL REAR ADDITION**  
 15213 GRAAF PL  
 SILVER SPRING MD 20905  
 AA22416

FOUNDATION PLAN	
SHEET	
DATE	9/8/2025
PROJECT	AA22416
FINISH	
SHEET	<b>A002</b> 2 OF 6

24X36 SHEET, DO NOT SCALE DRAWINGS

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# BILL REAR ADDITION

15213 GRAAF PL  
SILVER SPRING MD 20905



## ABBREVIATIONS (NOT ALL ABBREVIATIONS ARE USED)

DIM DIMENSION	AB ANCHOR BOLT	HP HIGH POINT	PREFAB PREFABRICATED
DISP DISPENSER	ABV ABOVE	PSF POUNDS PER SQUARE FOOT	PSF POUNDS PER SQUARE INCH
DN DIVISION (DIVIDED)	ACC ACCESS	PSI POUNDS PER SQUARE INCH	PT PAINT
DR DOWN	ACOUS ACOUSTICAL	INS INSULATION	PTD PAINTED
DS DOWN SPOUT	AD AREA DRAIN	INT INSTALLATION	QT QUARRY TILE
DR DOOR	ADJ ADJUSTABLE	INT INTERIOR	QTY QUANTITY
DW DOWNSHOWER	AFF ABOVE FINISH FLOOR	JAN JANITOR	RAO RADIIUS
DWGS DRAWINGS	AHU AIR HANDLING UNIT	JT JOINT	RD ROOF DRAIN
DWR DRAWER	ALT ALTERNATE	KD KNOCK DOWN	REF REFRIGERATOR
E EAST	ALUM ALUMINUM	KT KITCHEN	REIN REINFORCED (BING)
EA EACH	ANC ANCHORS	KO KNOCK OUT	REQ REQUIRED
EJ EXPANSION JOINT	APPROX APPROXIMATE	LAM LAMINATED	RES RESIDENT
EL ELEVATION	ARCH ARCHITECT	LAV LAVATORY	REV REVISE (REVISION)
ELEC ELECTRICAL	AUTO AUTOMATIC	LP LOWPOINT	RTU ROOF TOP UNIT
ELEV ELEVATION	AVG AVERAGE	LN LINEAR	SC SOLID CORE
ENC ENCLOSURE	B BATHROOM	LT LIGHT	SCHED SCHEDULE
ENT ENTRANCE	BD BEAD	LW LIGHTWEIGHT	SECT SECTION
EQ EQUAL	BIT BITUMINOUS	MACH MACHINE	SF SQUARE FOOT (FEET)
EQUIP EQUIPMENT	BLDG BUILDING	MAINT MAINTENANCE	SMT SHEET
ETR EXISTING TO REMAIN	BLK BLOCK	MATL MATERIAL	SMR SIMILAR
EW ELEC. WATER COOLER	BWG BLOCKING	MAX MAXIMUM	SHR SHOWER
EX EXISTING	BM BEAM	MDF MEDIUM DENSITY FIBERBOARD	SL SLIDING
EXP EXPANSION	BO BY OWNER	MECH MECHANICAL	SQ SQUARE
EXT EXTERIOR	BOT BOTTOM	MEMB MEMBRANE	SSK SERVICE SINK
FD FLOOR DRAIN	BRD BOARD	MET METAL	STC SOUND TRANSMISSION CLASS
FE(C) FIRE EXTINGUISHER	BRL BRACKET	MEZZ MEZZANINE	STD STANDARD
FF FINISH FLOOR	BSL BUILDING SETBACK LINE	MET METAL	STL STEEL
FF(F) FINISHED FLOOR	BSMT BASEMENT	MISC MISCELLANEOUS	STN STAIN
FF(F) FURNITURE & EQUIPMENT	BU BUILT UP	MFR MANUFACTURER	STOR STORAGE
FFV FIRE VALVE CABINET	CB CABINET	MIN MINIMUM	STRUC STRUCTURAL
FN FINISH	CE CEMENT	MSJC MISCELLANEOUS	SUSP SUSPENDED
FL FLOOR	CF CUBIC FOOT (FEET)	MDS MOLDING	SW SWITCH
FLEX FLEXIBLE	CI CAST IRON	MO MASONRY OPENING	SYS SYSTEM
FLESC FLASHING	CJ CONTROL JOINT	MOD MODIFIED	(T) TEMPERED GLASS/WINDOW
FLOOR FLORESCENT	CLG CEILING	MTO MOUNTED	TBR TO BE REMOVED
FR FRAME	CLC CONTRACT LIMIT LINE	NIC NOT IN CONTRACT	TEL TELEPHONE
FR(F) FIRE PROOFING	CLR CLEAR	NO NORTH	TEMP TEMPERED
FRT FIRE RETARDANT	CMU CONCRETE MASONRY UNIT	COEFFICIENT	T&G TONGUE & GROOVE
TREATED	CNR CORNER	NTS NOT TO SCALE	THR THICK
FTG FOOTING	CH CONCRETE HEADER	CR OVERALL	THR THRESHOLD
FUR FURRING	CO CLEAN OUT	OC ON CENTER	TV TELEVISION
FX FIXED WINDOW	COL COLUMN	OD OUTSIDE DIAMETER	TY TYPICAL
GA GAUGE	CONC CONCRETE	OF OFFICE	UL UNDERWRITER'S LABORATORIES
GALV GALVANIZED	CONST CONSTRUCTION	OFI OWNER FURNISHED/CONTRACTOR INSTALLED	UNF UNFINISHED
GB GYPSUM BOARD	CONT CONTINUOUS	OH OVERHEAD	UNO UNLESS NOTIFIED OTHERWISE
GENL GENERAL	CS COURSES	OPG OPENING	UTL UTILITY
GL GLASS	CS CASEMENT WINDOW	OP HB OPPOSITE HAND	VERT VERTICAL
GR GRADE	CT CLARK	OPP OPPOSITE	VF VERIFY IN FIELD
GRB GYPSUM WALLBOARD	CTR CENTER	PAR PARTIAL	W WEST
HB HOSE BIB	CTSK COUNTER SUNK	PART PARTITION	WH WOOD
HOLLOW CORE	DBL DOUBLE	PED PEDESTRIAN	WO/W WITH OUT
HD HEAVY DUTY	DET DETAIL	P-LAM PLASTIC LAMINATE	WP WATERPROOFING
HDWD HARDWOOD	DF DRINKING FOUNTAIN	PLYWOOD PLYWOOD	WR WATER RESISTANT
HWDR HARDWARE	DIH DOUBLE HUNG	PNL PANEL	WT WEIGHT
HT HEIGHT	DIA DIAMETER	POL POLISH (POLISHED)	
HM HOLLOW METAL	DIFF DIFFUSER	PPT PRESERVATIVE PRESSURE TREATED	
HORIZ HORIZONTAL		PR PAIR	

## GENERAL NOTES

1. THESE CONSTRUCTION NOTES AND SPECIFICATIONS SHALL BE CONSIDERED PART OF THE FINAL DESIGN PACKAGE (INCLUDING CCS CONSTRUCTION OR RELATED MATERIAL/INSTALLATION DRAWINGS) FOR THE PROJECT SPECIFICALLY DESCRIBED ABOVE. NEITHER THE CONSTRUCTION NOTES NOR THE DRAWINGS ARE TO BE INTERPRETED OR ARE SUFFICIENT IN DESCRIBING THE COMPLETED DESIGN INTENT.
2. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ON DRAWINGS SHALL GOVERN. CCS PERSONNEL AND SUB-CONTRACTORS AS IT RELATES TO THEIR WORK SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE CCS DESIGNER BEFORE PROCEEDING WITH FABRICATION OF ASSEMBLIES, STEEL, STAIRS, ROOF AND/OR FLOOR TRUSSES.
3. WHERE THERE IS CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS OR DETAILS, CCS PERSONNEL AND SUB-CONTRACTORS SHALL CONTACT THE DESIGNER FOR CLARIFICATION.
4. STAIR RISERS SHALL NOT EXCEED 7.75" AND TREAD DEPTH SHALL BE A MIN OF 10".
5. ALL SUB-CONTRACTORS AND CCS PERSONNEL SHALL BE REQUIRED TO SEAL PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE CAUSED BY THEIR TRADES. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. SEAL PENETRATIONS WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

### WOOD FRAMING

1. SILL PLATE WHERE IN CONTACT WITH CONCRETE ARE TO BE 2X6 P.T. #2 MATERIALS W/ FOAM SILL SEAL.
2. UNLESS OTHERWISE NOTED, ALL EXTERIOR PARTITIONS ARE TO BE CONSTRUCTED WITH 2X6 STUDS SET @ 16 O.C. W/ DOUBLE TOP PLATE. EXTERIOR SHEATHING TO BE 7/16" OSB.
3. DOOR HEADER TO BE (3) 2X10 TO BEAR A MIN. OF 1.5" OVER SINGLE JACK STUD.
4. ROOF TRUSSES SHALL BE ENGINEERED METAL-PLATE CONNECTED WOOD TRUSSES THAT COMPLY WITH ANSI/APA P. 9. STAMPED TRUSS DRAWINGS ARE TO BE PRESENT ON SITE FOR ALL REQUIRED JURISDICTIONAL REVIEW. TRUSSES SHALL BE SPACE @ 24 INCHES O.C. WITH 1/2" CDX PLYWOOD SHEATHING & HAVE CUPS CENTERED IN TRUSS OPENING.
5. CONTINUOUS LOAD PATH TO BE STEEL HARDWARE CONNECTORS TO GUARD AGAINST UPLIFT FORCES. LOAD PATH TO BE FROM FOUNDATION TO TRUSSES. TRUSS HURRICANE/UPLIFT PER TRUSS DESIGN ENGINEER REQUIREMENT.



## SHEET INDEX

SHEET #	SHEET NAME
A001	COVER SHEET
A002	FOUNDATION PLAN
A001	FIRST & SECOND FLOOR PLANS & ROOF KEY PLAN
A001	ELEVATIONS
A201	BUILDING SECTIONS & DETAILS
S100	FRAMING PLANS

## SCOPE OF WORK

NEW REAR ADDITION
1ST FLOOR: \$80 SF
NEW COVERED PORCH: 578 SF

## VICINITY PLAN



## GENERAL CODES

**BUILDING CODE: 2021 IRC**  
**USE GROUP: R-5 SINGLE FAMILY RESIDENTIAL CONSTRUCTION TYPE: (VB WOOD FRAMED CONSTRUCTION)**  
**HEIGHT LIMITATION: 35' MAXIMUM HEIGHT PER ZONING**  
**AUTOMATIC SPRINKLER SYSTEM ( NONE )**  
**ENERGY CODE COMPLIANCE ( PRESCRIPTIVE )**

<b>SOIL BEARING PRESSURE:</b> 1500 PSF MAX FOR ALL FOOTINGS (ALL FOOTINGS TO BEAR ON VIRGIN SOIL PER CODE)	<b>THERMAL ENVELOPE MIN REQUIREMENTS:</b> SHEATHING 1/2" FOAM SILL SEALER MIN FOUNDATION PERIMETER (WALKOUT AREA'S): R-10 CLOSED CELL EXTRUDED POLYSTYRENE FOUNDATION WALL: R-13 FLAME SPREAD BATT (FULL HEIGHT)
<b>ROOF LOADS: OPEN WEB TRUSSES:</b> SNOW LOAD 30 PSF (TYPICAL) DEAD LOAD 17 PSF (TOP AND BOTTOM CHORD) LIVE LOAD 40 PSF (TYPICAL)	2X4 FINISH BASEMENT WALL: R-13 2X4 UNFINISHED BASEMENT: R-13 WALL MOUNTED 2X4 EXTERIOR WALLS: R-20, R-13+50 2X6 EXTERIOR WALLS: R-19 CANTILEVER FLOOR OVER UNCONDITIONED SPACE: R-38 BAND BOARD: R-19 ATTIC: R-49 FLAT OR CATHEDRAL CEILING: R-49 BATT OR BLOWN (R-60 AS REQUIRED BY CODE) AREA'S OVER UNCONDITIONED SPACE: R-38 WINDOW & DOOR THERMAL PERFORMANCE: WINDOWS SHALL BE ANDERSON 200 SERIES DOUBLE HUNG (OR EQ) U=0.30 (DUAL PANE LOW E) OR HIGHER U VALUE DOORS SHALL BE ANDERSON 200 SERIES (OR EQ) U=0.32 (DUAL PANE LOW E) OR HIGHER U VALUE
<b>FLOOR LOADS: (BASE SYSTEMS)</b> LIVE LOAD 40 PSF (TYPICAL) SLEEPING AREAS 30 PSF LIVED LOAD FLOOR DEAD LOAD 12 PSF (TYPICAL) ATTIC LIMITED STORAGE: LIVE LOAD 20 PSF DEAD LOAD 12 PSF	<b>EMERGENCY ESCAPE:</b> EGRESS WAYS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM OF 5.7 SQFT. OPERABLE WINDOW
<b>DECK LOADS:</b> LIVE LOAD 40 PSF DEAD LOAD 12 PSF	<b>WEATHERING:</b> SEVERE TERMINAL MODERATE TO HEAVY DECAZ SLIGHT TO MODERATE WINTER DESIGN TEMPERATURE: 13F
<b>BALCONIES:</b> LIVE LOAD 60 PSF DEAD LOAD 12 PSF	<b>FLOOD HAZARDS:</b> SEE SITE GRADING PLANS FOR LOCATION AS INDICATED INTERIOR STAIR & BEARING WALLS PROTECTION: (1) LAYER OF 1/2" GYPSUM BOARD TO ALL SURFACES IN ACCESSIBLE AREAS
<b>WIND LOADS:</b> WIND SPEEDS 115 MPH (3 SEC. GUST) WIND LOAD FACTOR (I) WIND EXPOSURE (B)	
<b>COMPONENTS CLADDING:</b> 140 MPH OR LESS (3 SEC. GUST)	
<b>WALL WIND BRACING:</b> MAX VALUE ROOF (4 - 18.2 - 23.2) MAX VALUE AT WALL (4 - 19.8 - 26.6)	
<b>STRUCTURAL SHEATHING ON ALL EXTERIOR WALLS (PRESCRIPTIVE METHOD CS-WSP U.N.O.)</b>	
<b>FOUNDATION SOIL PRESSURE DESIGN EQUIVALENT:</b> FOUNDATION WALLS 60 PCF (USE ONLY GRAVEL OR CLEAN FILL IN ACCORDANCE WITH CODE SOIL CLASSIFICATIONS SW, SP, SM, SC, GM, GC)	
<b>HANGERS:</b> ALL HANGERS SHALL BE SPECIFIED BY TRUSS OR JOIST MANUFACTURER (SPEC. MANUFACTURED BY SIMPSON STRONG TIE)	

<b>CONCRETE:</b> 1. THE CONCRETE PROPERTIES SHALL AS FOLLOWS: ITEM MINIMUM STRENGTH FOOTINGS 3000 PSI @ 28 DAYS WALLS 3000 PSI @ 28 DAYS INTERIOR SLAB ON GRADE 3500 PSI @ 28 DAYS EXTERIOR SLAB ON GRADE 3500 PSI @ 28 DAYS (5% AIR ENTRAINED) EXTERIOR SLAB ON GRADE 3500 PSI @ 28 DAYS (5% AIR ENTRAINED) 2. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI-318-99, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. 3. ALL CONCRETE SLABS ON GRADE SHALL BE A MINIMUM OF 4" THICK ON 6 MIL POLYETHYLENE FILM WITH 6X6 W.W.F. AT MID SLAB. 4. FILL UNDER SLABS AND FOOTINGS SHALL BE APPROVED BACKFILL MATERIAL AT 95% COMPACTION IN 6" LAYERS. 5. BACKFILL TO BE OF APPROVED MATERIAL.	<b>REINFORCING STEEL:</b> 1. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE NEW BILLET DEFORMED BARS CONFORMING TO ASTM A615. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. 2. ALL STEEL REINFORCEMENT Fy = 60 KSI 3. DETAILING, FABRICATING AND PLACING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI-315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". FURNISH SUPPORT BARS AND ALL REQUIRED ACCESSORIES IN ACCORDANCE WITH CRS STANDARDS. 4. ALL REINFORCING BARS WHICH INTERCEPT PERPENDICULAR ELEMENTS SHALL TERMINATE IN BOOKS, PLACED TWO (2) INCHES CLEAR FROM OUTER FACE OF ELEMENT. 5. CONTRACTOR SHALL NOTIFY THE BUILDING OFFICIAL OR APPROVED ENTITY AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EACH CONCRETE POUR. NO CONCRETE SHALL BE PLACED UNTIL ALL REINFORCING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE BUILDING OFFICIAL. 6. SEE FOUNDATION PLANS, DETAILS AND TYPICAL WALL SECTION FOR REINFORCED QUANTITIES AND SIZES. 7. PROTECTIVE COVERAGE FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
<b>MINIMUM COVERAGE:</b> LOCATION: FOOTINGS 3" BEAMS AND COLUMNS 2" SLABS 3/4" WALLS (INTERIOR FACE) 2" WALLS (EXTERIOR FACE) 2"	<b>MINIMUM COVERAGE:</b> LOCATION: FOOTINGS 3" BEAMS AND COLUMNS 2" SLABS 3/4" WALLS (INTERIOR FACE) 2" WALLS (EXTERIOR FACE) 2"

## BILL REAR ADDITION

15213 GRAAF PL  
SILVER SPRING MD 20905

## COVER SHEET

REVISION	DATE
	9/8/2025
PROJECT	AA22416
SHEET	A001

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**CASE NO. A-6956**

**PETITION OF WILLIAM BENNETT**  
**EXHIBIT LIST**

1. Application
2. List of adjoining/confronting property owners
3. Statement of Justification
4. Site Plan
5. (a) Rear, Left and Right Elevations  
(b) Proposed Foundation Plan  
(c) First and Second Floor Plans; Roof Key Plans  
(d) Building Sections and Details  
(e) Framing Plans  
(f) Coversheet
6. DPS Permit Denial
7. Right-of-Way Construction Permit
8. Zoning Vicinity Map
9. (a) Envelope showing date notice mailed  
(b) Notice of hearing scheduled for March 4, 2026
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_

## Real Property Data Search ( )

## Search Result for MONTGOMERY COUNTY

[View Map](#)   [No Ground Rent Redemption on File](#)   [No Ground Rent Registration on File](#)

**Special Tax Recapture:** None**Account Number:** District - 05 Account Identifier - 00378898**Owner Information**

**Owner Name:** BENNETT WILLIAM M      **Use:** RESIDENTIAL  
**Principal Residence:** YES  
**Mailing Address:** 15213 GRAAF PL      **Deed Reference:** /32506/ 00667  
SILVER SPRING MD 20905-4107

**Location & Structure Information**

**Premises Address:** 15213 GRAAF PL      **Legal Description:** GOOD HOPE ESTATES  
SILVER SPRING 20905-4107

**Map:** Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
KS11 0000 0000 5050057.16 0057 G 4 2024 Plat Ref:

**Town:** None

**Primary Structure Built:** Above Grade Living Area: Finished Basement Area: Property Land Area: County Use  
1970 2,178 SF 13,144 SF 111

**Stories:** Basement Type: Exterior Quality: Full/Half Bath: Garage: Last Notice of Major Improvements  
2 NO SPLIT LEVEL FRAME/4 2 full/ 1 half 1 Carport

**Value Information**

	Base Value	Value		
		As of 01/01/2024	As of 07/01/2025	As of 07/01/2026
<b>Land:</b>	224,300	224,300		
<b>Improvements</b>	195,500	258,700		
<b>Total:</b>	419,800	483,000	461,933	483,000
<b>Preferential Land:</b>	0	0		

**Transfer Information**

<b>Seller:</b> HELLY, LOUIS W JR	<b>Date:</b> 06/15/2006	<b>Price:</b> \$495,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /32506/ 00667	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b> 09/14/1979	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /05396/ 00474	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

<b>Partial Exempt Assessments:</b> Class:		07/01/2025	07/01/2026
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Special Tax Recapture:** None**Homestead Application Information****Homestead Application Status:** Approved 10/27/2009**Homeowners' Tax Credit Application Information****Homeowners' Tax Credit Application Status:** No Application **Date:**