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JODY S. KLINE  
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October 10, 2025

Ms. Jane Peuser  
Planner I  
Maryland-National Capital Park & Planning Commission  
2425 Reddie Drive, 14<sup>th</sup> Floor  
Wheaton, Maryland 20902

RE: Intake Review of 23230 Ridge Road  
Conditional Use Application

Dear Jane,

We are pleased to hear that you will be picking up the “completeness” review of the above referenced Conditional Use Application for Ms. Katie Byrd doing business as “Clarksburg Plumbing”.

Using Jonathan Jones letter dated March 4, 2025, the Applicant is pleased to provide the following information in response to JJ’s comments repeated below:

*After reviewing for the Completeness Check for 23230 Ridge Road, please address the following items for intake:*

1. *Application requires either an NRI/FSD or FCP Exemption. Please contact Josh Kaye to determine whether the site qualifies for an exemption.*
  - a. *If applicable, applicants may be exempt from Chapter 22-A, in which case applicants need to obtain approval of an exemption from submitting a Forest Conservation plan prior to submitting an application.*

Attached please find a confirmation signed by Mr. Josh Kaye on March 19, 2025 that the pending Conditional Use Application is exempt from Forest Conservation Plan requirements of the Forest Conservation Law.

2. *Provide the hours of operation, number of employees, and number of trucks, vans, equipment.*

The Applicant's Statement of Justification has been revised to include the information requested. Please see pages 2 - 3 of the Statement.

3. *Provide a list of inherent and non-inherent effects and describe how they are addressed.*

The Applicant's State of Justification has been revised to include the analysis requested. Please see pages 5 - 6 of the Statement.

4. *Appears there is some storage outdoors by looking at the pictures provided. Please address this in the SOJ. States no outdoor storage but pictures show differently.*

Page 3 of the Statement of Justification have been revised to address this request.

5. *Address the sea containers and sheds/lead-to-shed.*

Please see pages 2, 3 and 8 of the Statement of Justification addressing this issue.

6. *Please justification [sic] as to why Section 59.3.3.3.H.5(ii)(h) does not apply to this application.*

Attached is a copy of the Maryland driver's license for Mr. Franklin Zambrano whose place of residence is the site of the home occupation application. Mr. Zambrano has been an employee of Clarksburg Plumbing for 17 years and has lived in the house with his wife and family for the past 5 years. Mr. Zambrano is a water line technician with Clarksburg Plumbing.

7. *Provide an approved Fire Department Access Plan or an email from Marie LaBaw stating it is not required.*

The Fire and Rescue Service office has asked that the Applicant to provide floor plans for the relevant buildings devoted to the conditional use and has requested information about sprinkler systems for the buildings. That information is being assembled and a letter/report from Fire and Rescue Service will be submitted as soon as it is provided to the Applicant. Since a report from MCFRS is not a filing requirement set forth in Section 59.7.3.1.B ("Application Requirements") of the Zoning Ordinance we assume that this request is one of the items that Mr. Jones mentioned in his March 4<sup>th</sup> Memo as being "more review related but wanted to give you a heads up that we will need at the time of review" and, therefore, the absence of a report at this time from MCFRS does not make the application "incomplete". We can however report that neither the residence nor the Butlers building/work building are sprinkled but both structures contain readily accessible fire extinguishers.

8. *Provide an approval from Department of Permitting Services Well & Septic Section or an email that they agree with this application.*

Attached please find an email dated September 11, 2025 from Ms. Heidi Benham, Manager, Well & Septic Section, Montgomery County Department of Permitting Services, confirming that her office has no objections to or problems with the proposed major home occupation application.

Please advise us if any other information is required in order for your office to make a “completeness” determination.

Sincerely,

MILLER, MILLER & CANBY

A handwritten signature in black ink, appearing to read "Jody", with a horizontal line above it and a diagonal slash at the end.

Jody S. Kline

JSK/tn

Attachments

cc: Katie Byrd  
Andy Bradshaw  
Shelly Vallone, Esq.