



HILLS & DALES

700 BUCKINGHAM DRIVE

SILVER SPRING, MD 20901

PROPERTY INFORMATION

PROPERTY RECORD DATA: PARCEL P328
TAX ACCOUNT NO. 13-00959152
LIBER 51575 AT FOLIO 00210

PROPERTY ADDRESS: 700 BUCKINGHAM DRIVE
SILVER SPRING, MD 20901

OWNERS OF RECORD: KOREAN COMMUNITY SERVICE CENTER OF GREATER WASHINGTON, INC.
7700 LITTLE RIVER TURNPIKE, #406
ANNANDALE, VA 22003

TAX MAP: JP561
WSSC 200-FOOT SHEET: 211NE01
SITE AREA: 25,602 SF (MHG BOUNDARY SURVEY CONDUCTED 2024)
ZONING CLASSIFICATION: R-60, RESIDENTIAL - 60
MASTER PLAN: EAST SILVER SPRING MASTER PLAN
WATER & SEWER CATEGORIES: W-1; S-1
WATERSHED: NORTHWEST BRANCH
EXISTING USE: PRIVATE CLUB
PROPOSED USE: PRIVATE CLUB

DEVELOPMENT STANDARDS FOR R-60 ZONE (STANDARD METHOD OF DEVELOPMENT)		
DEVELOPMENT STANDARDS FOR R-60 LOT AND DENSITY (59-4.4.9.B.1)	REQUIRED	PROPOSED/PROVIDED
MINIMUM LOT AREA	6,000 SF	25,602 SF ¹
MINIMUM LOT WIDTH AT FRONT BUILDING LINE	60 FT	110 FT
MINIMUM LOT WIDTH AT FRONT LOT LINE	25 FT	99 FT
MAXIMUM DENSITY (UNITS/ACRE)	7.26	N/A ²
MAXIMUM LOT COVERAGE	35%	8.4%
PRINCIPAL BUILDING SETBACKS (59-4.4.9.B.1)		
FRONT (UNIVERSITY BLVD.)	25 FT	40 FT
SIDE STREET (BUCKINGHAM DR.)	25 FT	31 FT
SIDE (NORTH)	8 FT	12 FT
REAR- (EAST)	20 FT	252 FT
HEIGHT: PRINCIPAL BUILDING MAX (59-4.4.9.B.3)	35 FT	35 FT ³
DEVELOPMENT STANDARDS FOR PRIVATE CLUB, SERVICE ORGANIZATION (CONDITIONAL USE)		
MINIMUM LOT AREA (59-3.4.8.B.2.a)	12,000 SF	25,602 SF ¹
MINIMUM LOT WIDTH AT FRONT LOT LINE (59-3.4.8.B.2.b)	50 FT	99 FT
MAXIMUM LOT COVERAGE (59-3.4.8.B.2.c)	15%	8.4%
MINIMUM OPEN SPACE (59-3.4.8.B.2.d)	50%	71%
PARKING STANDARDS (CONDITIONAL USE, 10 OR MORE SPACES)		
MINIMUM VEHICLE PARKING SPACES (59-6.2.4.B)	12 SPACES ⁴	13 SPACES
MINIMUM BICYCLE PARKING SPACES (59-6.2.4.C)	2 SPACES ⁵	2 SPACES ⁶
ACCESSIBLE PARKING SPACES (59-6.2.3.B)	1 SPACE	1 SPACE
PARKING SETBACKS (59-6.2.5.K.2)		
REAR (EAST)	20 FT	200 FT
SIDE (NORTH)	16 FT ⁷	16 FT

- NOTES:
- SITE AREA FROM MHG BOUNDARY SURVEY CONDUCTED IN 2024.
 - THERE ARE NO RESIDENTIAL USES PROPOSED ON THE PROPERTY.
 - BUILDING HEIGHT AS DESCRIBED IN CU 2017-12 REGARDING EXISTING UNCHANGED BUILDING.
 - PRIVATE CLUB DENSITY = 4,585 SF PER TABLE 6.2.4.B. THE BASELINE MINIMUM IS 2.5 SPACES PER 1,000 SF OF GFA. 4,585/1,000 = 4.58 AND 4.58 X 2.5 = 11.5. THUS 12 SPACES ARE REQUIRED.
 - PURSUANT TO TABLE 6.2.4.C, BICYCLE PARKING IS 0.5 SPACES PER 10,000 SF OFFICE GFA WITH 15% OF SPACES REQUIRED TO BE LONG TERM. TOTAL PROPOSED PRIVATE CLUB GFA = 4,585 SF. THUS, 1 SHORT TERM PARKING SPACE AND ONE LONG TERM PARKING SPACE IS REQUIRED.
 - EXISTING LONG TERM BICYCLE PARKING SPACE IS PROVIDED IN A LOCKER ON THE EXTERIOR OF THE BUILDING. INSTALLED PRIOR TO AUGUST 10, 2020. A NEW BICYCLE RACK IS PROPOSED AS SHOWN TO SATISFY THE SHORT TERM REQUIREMENT.
 - PURSUANT TO SECTION 6.2.5.K.2.B, THE REQUIRED SIDE YARD SET BACK FOR A PARKING FACILITY IS TWO TIMES THE MINIMUM R-60 8-FOOT REQUIRED SETBACK. THUS A 16-FOOT SETBACK IS REQUIRED FOR THE PARKING FACILITY ALONG THE NORTHERN PROPERTY LINE.

GENERAL NOTES

- THE TOPOGRAPHY SHOWN WAS PREPARED USING PHOTOGRAMMETRIC METHODS SUPPLEMENTED WITH MHG FIELD SURVEYS AND AVAILABLE UTILITY RECORDS.
- EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
- BOUNDARY INFORMATION IS BASED ON A BOUNDARY SURVEY PREPARED BY MACRIS, HENDRICKS & GLASCOCK, P.A. SUPPLEMENTED WITH RECORDED DEEDS & PLATS.
- THE PROPERTY IS SUBJECT TO THE FOLLOWING APPROVALS:
 - CONDITIONAL USE (CU 2017-12)
- ALL UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE; SEE APPROVED UTILITY DRAWINGS.

SERVICING UTILITY COMPANIES INCLUDE:

WATER & SEWER: WSSC
NATURAL GAS: WASHINGTON GAS
ELECTRIC: POTOMAC Edison
TELECOMMUNICATIONS: VERIZON

LEGEND

EXISTING	PROPOSED
NEIGHBORHOOD	NEIGHBORHOOD
CONDITIONAL USE BOUNDARY	CONDITIONAL USE BOUNDARY
CONTOUR (10')	CONTOUR (10')
CONTOUR (2')	CONTOUR (2')
SPOT ELEVATION	SPOT ELEVATION
CURB & GUTTER	CURB & GUTTER
CONCRETE	CONCRETE
ASPHALT	ASPHALT
2" MILL & OVERLAY	2" MILL & OVERLAY
BUILDING WALL	BUILDING WALL
RETAINING WALL	RETAINING WALL
LIMITS OF DISTURBANCE (A,100 SF)	LIMITS OF DISTURBANCE (A,100 SF)
8" W. (SDW)	8" W. (DI)
8" W. (FIRE)	8" W. (F)
WATER LINE (GOMESTIC)	WATER LINE (GOMESTIC)
WATER LINE (FIRE)	WATER LINE (FIRE)
FIRE HYDRANT	FIRE HYDRANT
SEWER LINE	SEWER LINE
STORM DRAIN LINE	STORM DRAIN LINE
OVERHEAD UTILITY WIRES	OVERHEAD UTILITY WIRES
GAS LINE	GAS LINE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND COMMUNICATIONS	UNDERGROUND COMMUNICATIONS
FENCING	FENCING
EASEMENT	EASEMENT
PROPERTY BOUNDARY	PROPERTY BOUNDARY
LIGHT POLE	LIGHT POLE
TREE	TREE
SIGN	SIGN

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft

0 50 100 150 200

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

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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. 35198 Exp. Date: 01/05/2026

OWNER: KOREAN COMM SERVICE CENTER OF GREATER WASHINGTON INC

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REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP: JP61 WSSC 211NE01

PARCEL: P328
DEED REF: L.51575 F.210
13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

HILLS & DALES

700 BUCKINGHAM DRIVE

PROJ. MGR TKH
DRAWN BY TKH
SCALE 1"= 100'
DATE 01.26.2026

CONDITIONAL USE COVER SHEET

CU0.01

PROJECT NO. 19.155.12
SHEET NO. 1 OF 1



FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION