



December 10, 2024

**BY E-MAIL AND HAND DELIVERY**

Montgomery County Board of Appeals  
Stella Werner Council Office Building  
100 Maryland Avenue, Room 217  
Rockville, Maryland 20850

RE: Petition of DK Property Holdings LLC  
Special Exception Case Numbers CBA-2180, CBA-2180-A, and S-254  
Request for Transfer of Special Exception Holder and Administrative Modification to  
reflect existing Property conditions  
5011 Olney Laytonsville Road, Olney, Maryland 20832

Dear Members of the Board:

We are submitting this request on behalf of DK Property Holdings LLC, the purchaser and new owner of the property located at 5011 Olney Laytonsville Road, Olney, Maryland 20832 (the "Property"). The Property is located in the County's AR Zone, and the existing uses on the Property (horticultural nursery/commercial greenhouse/landscape contractor) operate pursuant to special exception approvals issued by the Board in Case Numbers CBA-2180, CBA-2180-A, and S-254. The previous owner and seller of the Property is Johnson Family Enterprises, LLC (f/k/a Johnson Family Enterprises Limited Partnership).

The purpose of this letter is to advise the Board that the Property was sold recently and to request a transfer of the special exception approvals for the Property from Johnson Family Enterprises, LLC to DK Property Holdings LLC. The new special exception holder, DK Property Holdings LLC, will operate the special exception approvals in accordance with the existing approvals and conditions.

Additionally, given the time period that has elapsed since the Board last reviewed the Property in 2006, DK Property Holdings LLC would like the Board of Appeals record to include the attached ALTA Survey, which reflects existing Property conditions. While there appears to be general consistency, there may be some minor discrepancies between the Board's prior approved Special Exception plans that the Board has on file and the attached

ALTA Survey. For example, it does not appear that the ALTA Survey reflects a relocated existing greenhouse marked as circle #5 on the 2006 Special Exception plan. There may be other very minor discrepancies. The new Property owner would like the Board to have an updated plan reflecting existing Property conditions.

The nature, character, or intensity of the use and the operations at the Property will not change as a result of this Special Exception transfer or administrative modification to reflect the existing conditions. Any proposed future changes to the Property or the Special Exception approvals proposed by DK Property Holdings LLC will be handled by separate application.

We are enclosing the filing fee in the amount of \$756.25 and copies of the following materials in support of this request:

- Letter of consent from Johnson Family Enterprises, LLC.
- Letter of consent from DK Property Holdings LLC.
- 2024 ALTA Survey.
- A list of adjoining and confronting property owners and community associations in list and label formats.

We would appreciate it if the Board could schedule this matter for its next available work session and grant this request administratively. The deed reflecting the conveyance is not on record with the County Land Records yet, but we will try to bring a copy of the deed to the work session. If you have any questions, please do not hesitate to contact us at the number above.

Thank you very much in advance for your consideration of this request.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Stuart Barr", is written over a light blue rectangular background.

Stuart Barr

Attachments, as described

December 9, 2024

Montgomery County Board of Appeals  
Stella Werner Council Office Building  
100 Maryland Avenue, Room 217  
Rockville, Maryland 20850

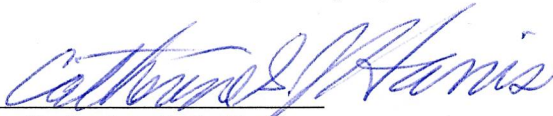
RE: Special Exception Case Numbers CBA-2180, CBA-2180-A, and S-254  
Transfer of Special Exception Holder  
5011 Olney Laytonsville Road, Olney, Maryland 20832

Dear Members of the Board:

This letter confirms that Johnson Family Enterprises, LLC (f/k/a Johnson Family Enterprises Limited Partnership) consents to the transfer of Special Exception Case Numbers CBA-2180, CBA-2180-A, and S-254 to DK Property Holdings LLC, the new owner of the property located at 5011 Olney Laytonsville Road, Olney, Maryland 20832.

Thank you for your consideration.

Johnson Family Enterprises, LLC a  
Maryland limited liability company

By:   
Name: Catherine S. J. Harris  
Title: Authorized Agent

December <sup>4<sup>th</sup></sup>1, 2024

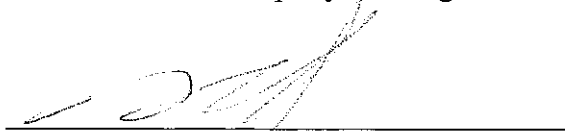
Montgomery County Board of Appeals  
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RE: Special Exception Case Numbers CBA-2180, CBA-2180-A, and S-254  
Transfer of Special Exception Holder  
5011 Olney Laytonsville Road, Olney, Maryland 20832

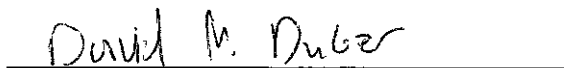
Dear Members of the Board:

This letter confirms that DK Property Holdings LLC, the new owner of the property located at 5011 Olney Laytonsville Road, Olney, Maryland 20832, consents to the transfer of Special Exception Case Numbers CBA-2180, CBA-2180-A, and S-254 to DK Property Holdings LLC. The new special exception holder, DK Property Holdings LLC, will operate the special exceptions in accordance with the existing approvals and conditions. DK Property Holdings LLC further consents to the administrative modification request filed by Lerch Early & Brewer to reflect existing conditions on the property as of the date of this letter. Any proposed future changes to the property or the special exception approvals proposed by DK Property Holdings LLC will be handled by separate application. Thank you for your consideration.

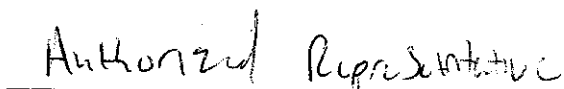
On behalf of DK Property Holdings LLC:



Signature

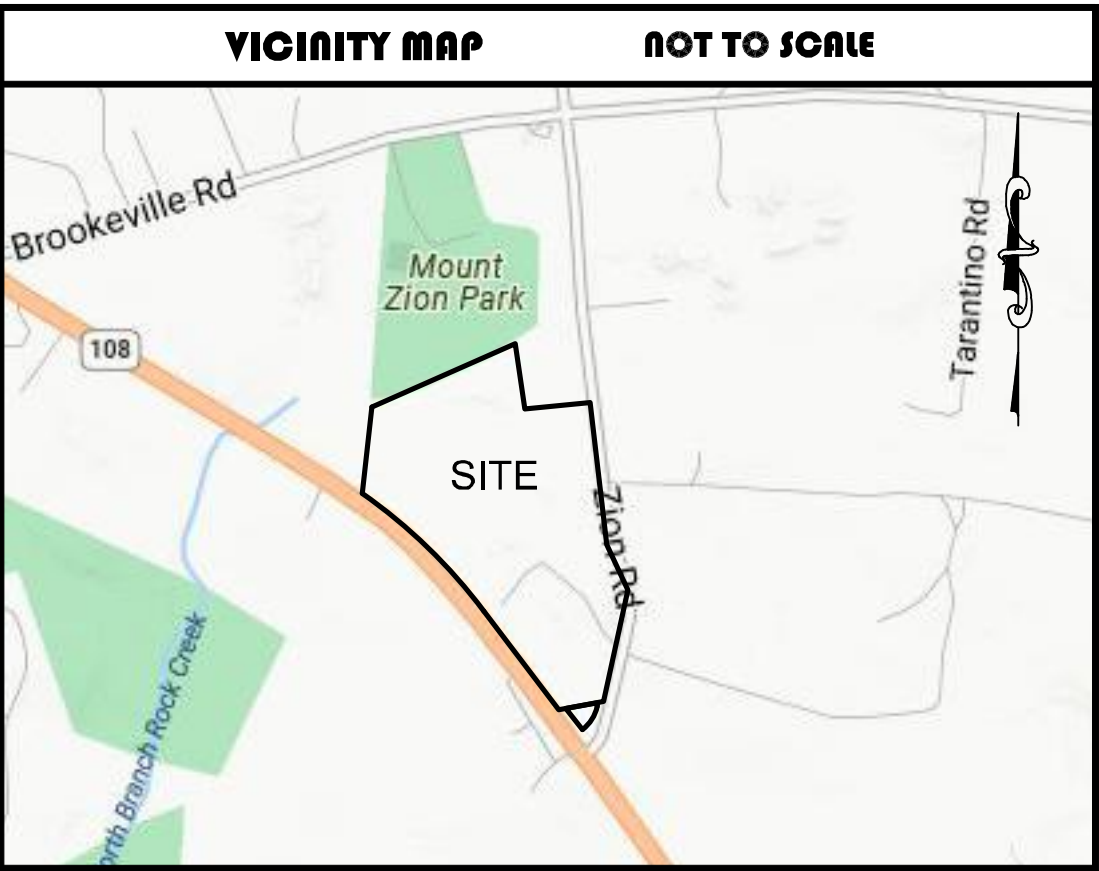
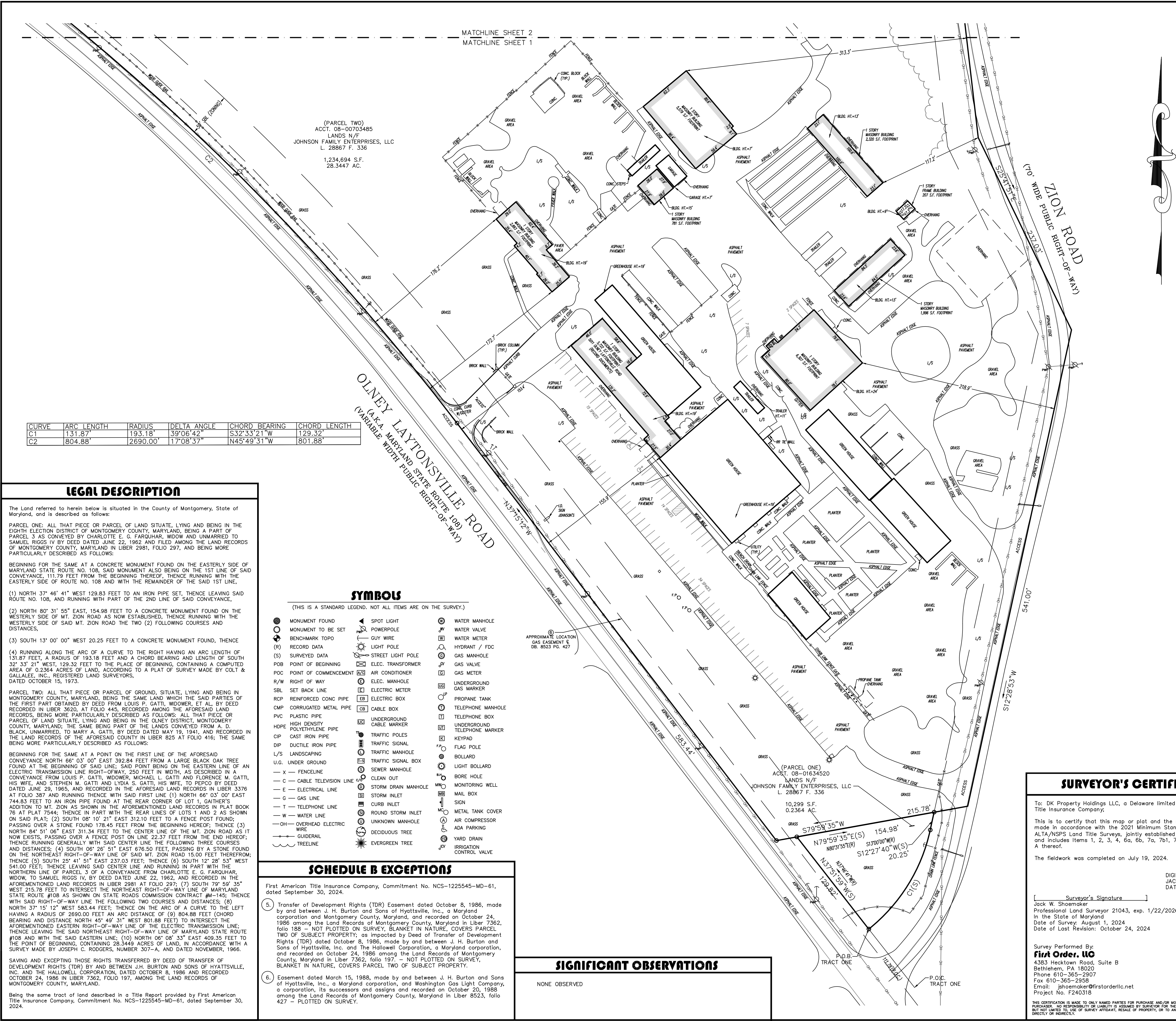


Printed Name



Title





### ZONING

The subject property is zoned "AR" Agricultural Reserve Zoning within the "URC" Upper Rock Creek Overlay District.

Front Setback: 50 ft.  
Street Side Setback: 50 ft.  
Interior Side Setback: 20 ft. / 15 ft.  
Rear Setback: 35 ft.

Maximum Building Height: 50 ft.  
Minimum Lot Size: 40,000 sq.ft.  
Minimum Lot Width/ Frontage and Depth: 125 ft. Width from front building line/ 25 ft. from front line

Maximum Density: 10% lot coverage, 40% lot coverage where agricultural products are grown  
Minimum Number of Parking Spaces Required: 6 Parking Spaces per 1,000 Square Feet Sales Area (Table 6.2.4B) (5,722 Square Feet ÷ 1,000 Square Feet = 5.722 x 6 Spaces = 34 Parking Spaces)

Zoning data obtained from Zoning Report #62 28611 dated August 9, 2024 prepared by Global Zoning.

### SITE DATA

- PROPERTY IS KNOWN AS ACCOUNT ID: 08-01634520 (PARCEL ONE) & 08-00703485 (PARCEL TWO) IN THE 8TH ELECTION DISTRICT OF MONTGOMERY COUNTY, MARYLAND.
- LOT AREA  
PARCEL ONE (ACCT. 08-01634520) = 10,240 S.F. OR 0.2351 AC.  
PARCEL TWO (ACCT. 08-00703485) = 1,234,694 S.F. OR 28.3447 AC.
- PARKING PROVIDED -  
REGULAR - 90 SPACES  
HANDICAP - 2 SPACES  
TOTAL SPACES PROVIDED = 92
- THE SUBJECT PROPERTY HAS ACCESS TO OLNEY LAYTONSVILLE ROAD & ZION ROAD BOTH PUBLIC RIGHT-OF-WAYS.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
- THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESS OPINION OF PROFESSIONAL SURVEYOR OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- COPYRIGHT © 2024, FIRST ORDER, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE NOT VALID.
- IN RESPONSE TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- IN RESPONSE TO ALTA/NSPS TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.
- THE SUBJECT PARCEL CREATES A THEMATICALLY CLOSED FIGURE. THE SURVEYOR OBSERVED NO GAPS, GORES, OR STRIPS ALONG COMMON BOUNDARY LINES AND RIGHTS OF WAY.
- THE SURVEYOR DID NOT OBSERVE ANY STREAMS, PONDS OR MARKERS DELINEATING WETLANDS ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.

### FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, 24031C02150 COMMUNITY PANEL No. 240049 WHICH HAS AN EFFECTIVE DATE OF 08/29/2008 AND IS NOT A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

TYPE OF SURVEY: ALTA / NSPS LAND TITLE SURVEY

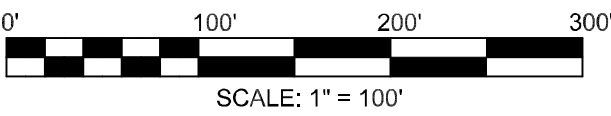


**FIRST ORDER, LLC**  
4383 HECKTOWN ROAD  
BETHLEHEM, PA 18020  
Phone (610) 365-2907 Fax (610) 365-2958

SITE ADDRESS: 5011 OLNEY LAYTONSVILLE ROAD, OLNEY, MD  
TOWN OF OLNEY  
MONTGOMERY COUNTY, MARYLAND

CLIENT: EBI CONSULTING  
CLIENT PROJECT NO.: 021938-PR

JOB NO: F240318		DRAWN BY: PV/JPM		APPROVED BY: JWG	
DATE: AUGUST 1, 2024					
REVISIONS:					
No.	DATE	DESCRIPTION			
1	08-14-24	ZONING			
2	09-04-24	NETWORK COMMENTS			
3	09-10-24	NETWORK COMMENTS			
4	09-13-24	NETWORK COMMENTS			
5	10-24-24	NETWORK COMMENTS			



SHEET 1 OF 2

1

### LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Montgomery, State of Maryland, and is described as follows:

PARCEL ONE: ALL THAT PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE EIGHTH ELECTION DISTRICT OF MONTGOMERY COUNTY, MARYLAND, BEING A PART OF PARCEL 3 AS CONVEYED BY CHARLOTTE E. G. FARQUHAR, WIDOW AND UNMARRIED TO SAMUEL RIGGS IV BY DEED DATED JUNE 22, 1962 AND FILED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 2981, FOLIO 297, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A CONCRETE MONUMENT FOUND ON THE EASTERLY SIDE OF MARYLAND STATE ROUTE NO. 348, SAID MONUMENT ALSO BEING ON THE 1ST LINE OF SAID CONVEYANCE, 111.79 FEET FROM THE BEGINNING THEREOF, THENCE RUNNING WITH THE EASTERLY SIDE OF ROUTE NO. 108 AND WITH THE REMAINDER OF THE SAID 1ST LINE,

- (1) NORTH 37° 46' 41" WEST 129.83 FEET TO AN IRON PIPE SET, THENCE LEAVING SAID ROUTE NO. 108, AND RUNNING WITH PART OF THE 2ND LINE OF SAID CONVEYANCE,
- (2) NORTH 80° 31' 55" EAST, 154.98 FEET TO A CONCRETE MONUMENT FOUND ON THE WESTERLY SIDE OF MT. ZION ROAD AS NOW ESTABLISHED, THENCE RUNNING WITH THE WESTERLY SIDE OF SAID MT. ZION ROAD THE TWO (2) FOLLOWING COURSES AND DISTANCES,
- (3) SOUTH 13° 00' 00" WEST 20.25 FEET TO A CONCRETE MONUMENT FOUND, THENCE

- (4) RUNNING ALONG THE ARC OF A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 131.87 FEET, A RADIUS OF 193.18 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 32° 33' 21" WEST, 129.32 FEET TO THE PLACE OF BEGINNING, CONTAINING A COMPUTED AREA OF 0.2364 ACRES OF LAND, ACCORDING TO A PLAT OF SURVEY MADE BY COLT & GALLALEE, INC., REGISTERED LAND SURVEYORS, DATED OCTOBER 15, 1973.

PARCEL TWO: ALL THAT PIECE OR PARCEL OF GROUND, SITUATE, LYING AND BEING IN MONTGOMERY COUNTY, MARYLAND, BEING THE SAME LAND WHICH THE SAID PARTIES OF THE FIRST PART OBTAINED BY DEED FROM LOUIS P. GATTI, WIDOWER ET AL, BY DEED RECORDED IN LIBER 3620, AT FOLIO 445, RECORDED AMONG THE AFORESAID LAND RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL THAT PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE OLNEY DISTRICT, MONTGOMERY COUNTY, MARYLAND; THE SAME BEING PART OF THE LANDS CONVEYED FROM A. D. BLACK, UNMARRIED, TO MARY A. GATTI, BY DEED DATED MAY 19, 1941, AND RECORDED IN THE LAND RECORDS OF THE AFORESAID COUNTY IN LIBER 825 AT FOLIO 416; THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT ON THE FIRST LINE OF THE AFORESAID CONVEYANCE NORTH 66° 03' 00" EAST 392.84 FEET FROM A LARGE BLACK OAK TREE FOUND AT THE BEGINNING OF SAID LINE; SAID POINT BEING ON THE EASTERN LINE OF AN ELECTRIC TRANSMISSION LINE RIGHT-OF-WAY, 250 FEET IN WIDTH, AS DESCRIBED IN CONVEYANCE FROM LOUIS P. GATTI, WIDOWER, MICHAEL L. GATTI AND FLORENCE M. GATTI, HIS WIFE, AND STEPHEN M. GATTI AND LYDIA S. GATTI, HIS WIFE, TO PEPCO BY DEED DATED JUNE 29, 1965, AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 3376 AT FOLIO 387 AND RUNNING THENCE WITH SAID FIRST LINE (1) NORTH 66° 03' 00" EAST 744.83 FEET TO AN IRON PIPE FOUND AT THE REAR CORNER OF LOT 1, GAITHER'S ADDITION TO MT. ZION AS SHOWN IN THE AFORESAID LAND RECORDS IN PLAT BOOK 76 AT PLAT 7544; THENCE IN PART WITH THE REAR LINES OF LOTS 1 AND 2 AS SHOWN ON SAID PLAT; (2) SOUTH 08° 10' 21" EAST 312.10 FEET TO A FENCE POST FOUND; PASSING OVER A STONE FOUND 178.45 FEET FROM THE BEGINNING HEREOF; THENCE (3) NORTH 84° 51' 08" WEST 111.34 FEET TO THE CENTER LINE OF MT. ZION ROAD AS NOW EXISTS, PASSING OVER A FENCE POST ON LINE 22.37 FEET FROM THE END HEREOF; THENCE RUNNING GENERALLY WITH SAID CENTER LINE THE FOLLOWING THREE COURSES AND DISTANCES: (4) SOUTH 86° 28' 51" EAST 676.50 FEET, PASSING BY A STONE FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID MT. ZION ROAD 15.00 FEET THEREFROM; THENCE (5) SOUTH 25° 41' 51" EAST 237.03 FEET; THENCE (6) SOUTH 12° 28' 53" WEST 541.00 FEET; THENCE LEAVING SAID CENTER LINE AND RUNNING IN PART WITH THE NORTHERN LINE OF PARCEL 3 OF A CONVEYANCE FROM CHARLOTTE E. G. FARQUHAR, WIDOW, TO SAMUEL RIGGS IV, BY DEED DATED JUNE 22, 1962, AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 2981 AT FOLIO 297; (7) SOUTH 79° 59' 35" WEST 215.78 FEET TO INTERSECT THE NORTHEAST RIGHT-OF-WAY LINE OF MARYLAND STATE ROUTE #108 AS SHOWN ON STATE ROADS COMMISSION CONTRACT #M-145; THENCE WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES AND DISTANCES: (8) NORTH 37° 15' 12" WEST 583.44 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2690.00 FEET AN ARC DISTANCE OF (9) 804.88 FEET (CHORD BEARING AND DISTANCE NORTH 45° 49' 31" WEST 801.88 FEET) TO INTERSECT THE AFORESAID EASTERN RIGHT-OF-WAY LINE OF THE ELECTRIC TRANSMISSION LINE; THENCE LEAVING THE SAID NORTHEAST RIGHT-OF-WAY LINE OF MARYLAND STATE ROUTE #108 AND WITH THE SAID EASTERN LINE, (10) NORTH 06° 08' 33" EAST 409.35 FEET TO THE POINT OF BEGINNING, CONTAINING 28.3449 ACRES OF LAND, IN ACCORDANCE WITH A SURVEY MADE BY JOSEPH C. RODGERS, JUNE 30<sup>TH</sup>-A, AND DATED NOVEMBER, 1966.

SAVING AND EXCEPTING THOSE RIGHTS TRANSFERRED BY DEED OF TRANSFER OF DEVELOPMENT RIGHTS (TDR) BY AND BETWEEN J.H. BURTON AND SONS OF HYATTSVILLE, INC. AND THE HALLOWELL CORPORATION, DATED OCTOBER 8, 1986 AND RECORDED OCTOBER 24, 1986 IN LIBER 7362, FOLIO 197, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

Being the same tract of land described in a Title Report provided by First American Title Insurance Company, Commitment No. NCS-1225545-MD-61, dated September 30, 2024.

### SYMBOLS

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

- MONUMENT FOUND
  - MONUMENT TO BE SET
  - BENCHMARK TOPO
  - RECORD DATA
  - SURVEYED DATA
  - POINT OF BEGINNING
  - POINT OF COMMENCEMENT
  - RIGHT OF WAY
  - SET BACK LINE
  - REINFORCED CONC PIPE
  - CORRUGATED METAL PIPE
  - PLASTIC PIPE
  - HIGH DENSITY POLYETHYLENE PIPE
  - CAST IRON PIPE
  - DUCTILE IRON PIPE
  - LANDSCAPING
  - UNDER GROUND
  - FENCELINE
  - CABLE TELEVISION LINE
  - ELECTRICAL LINE
  - GAS LINE
  - TELEPHONE LINE
  - WATER LINE
  - OVERHEAD ELECTRIC WIRE
  - GUIDERAIL
  - TREELINE
- SPOT LIGHT
  - POWERPOLE
  - GUY WIRE
  - LIGHT POLE
  - STREET LIGHT POLE
  - ELEC. TRANSFORMER
  - AIR CONDITIONER
  - ELEC. MANHOLE
  - ELECTRIC METER
  - ELECTRIC BOX
  - CABLE BOX
  - UNDERGROUND CABLE MARKER
  - TRAFFIC POLES
  - TRAFFIC SIGNAL
  - TRAFFIC MANHOLE
  - TRAFFIC SIGNAL BOX
  - SEWER MANHOLE
  - CLEAN OUT
  - STORM DRAIN MANHOLE
  - STORM INLET
  - CURB INLET
  - ROUND STORM INLET
  - UNKNOWN MANHOLE
  - DECIDUOUS TREE
  - EVERGREEN TREE
- WATER MANHOLE
  - WATER VALVE
  - WATER METER
  - HYDRANT / FDC
  - GAS MANHOLE
  - GAS VALVE
  - GAS METER
  - UNDERGROUND GAS MARKER
  - PROPANE TANK
  - TELEPHONE MANHOLE
  - TELEPHONE BOX
  - UNDERGROUND TELEPHONE MARKER
  - KEYPAD
  - FLAG POLE
  - BOLLARD
  - LIGHT BOLLARD
  - BORER HOLE
  - MONITORING WELL
  - MAIL BOX
  - SIGN
  - METAL TANK COVER
  - AIR COMPRESSOR
  - AIR PARKING
  - YARD DRAIN
  - IRRIGATION CONTROL VALVE

### SCHEDULE B EXCEPTIONS

First American Title Insurance Company, Commitment No. NCS-1225545-MD-61, dated September 30, 2024.

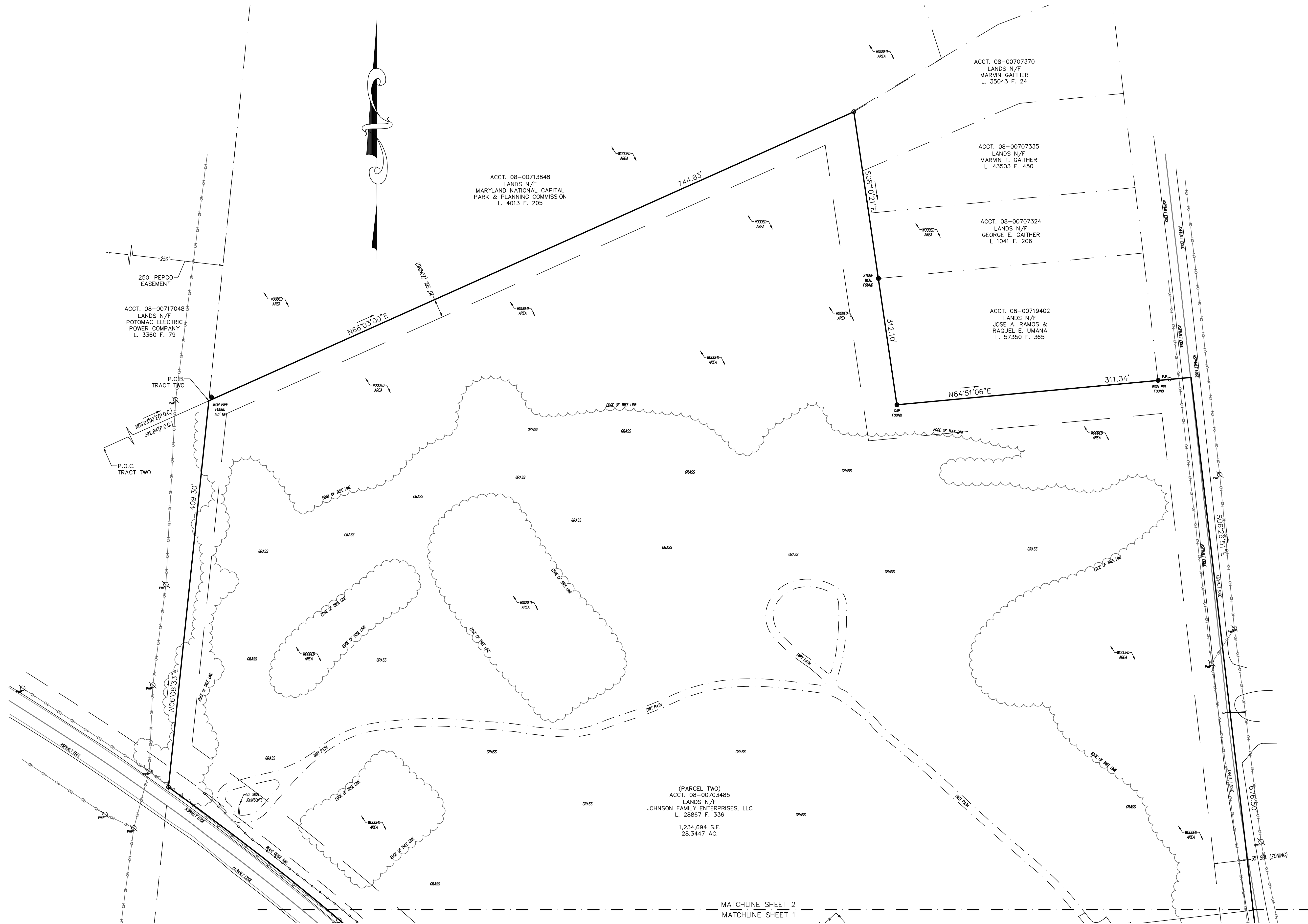
- Transfer of Development Rights (TDR) Easement dated October 8, 1986, made by and between J. H. Burton and Sons of Hyattsville, Inc., a Maryland corporation and Montgomery County, Maryland, and recorded on October 24, 1986 among the Land Records of Montgomery County, Maryland in Liber 7362, folio 188 - NOT PLOTTED ON SURVEY, BLANKET IN NATURE, COVERS PARCEL TWO OF SUBJECT PROPERTY; as impacted by Deed of Transfer of Development Rights (TDR) dated October 8, 1986, made by and between J. H. Burton and Sons of Hyattsville, Inc. and The Hollowell Corporation, a Maryland corporation, and recorded on October 24, 1986 among the Land Records of Montgomery County, Maryland in Liber 7362, folio 197 - NOT PLOTTED ON SURVEY, BLANKET IN NATURE, COVERS PARCEL TWO OF SUBJECT PROPERTY.

- Easement dated March 15, 1988, made by and between J. H. Burton and Sons of Hyattsville, Inc., a Maryland corporation and Washington Gas Light Company, a corporation, its successors and assigns and recorded on October 20, 1988 among the Land Records of Montgomery County, Maryland in Liber 8523, folio 427 - PLOTTED ON SURVEY.

### SIGNIFICANT OBSERVATIONS

NONE OBSERVED





SYMBOLS

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

- |                               |                            |                                |
|-------------------------------|----------------------------|--------------------------------|
| ● MONUMENT FOUND              | ☼ SPOT LIGHT               | ⊕ WATER MANHOLE                |
| ○ MONUMENT TO BE SET          | ⚡ POWERPOLE                | ⚙ WATER VALVE                  |
| ⊕ BENCHMARK TOPO              | — GUY WIRE                 | Ⓜ WATER METER                  |
| (R) RECORD DATA               | ☼ LIGHT POLE               | Ⓜ HYDRANT / FDC                |
| (S) SURVEYED DATA             | ☼ STREET LIGHT POLE        | Ⓜ GAS MANHOLE                  |
| POB POINT OF BEGINNING        | Ⓜ ELEC. TRANSFORMER        | Ⓜ GAS VALVE                    |
| POC POINT OF COMMENCEMENT     | Ⓜ AIR CONDITIONER          | Ⓜ GAS METER                    |
| R/W RIGHT OF WAY              | Ⓜ ELEC. MANHOLE            | Ⓜ UNDERGROUND GAS MARKER       |
| SBL SET BACK LINE             | Ⓜ ELECTRIC METER           | Ⓜ PROPANE TANK                 |
| RCP REINFORCED CONC PIPE      | Ⓜ ELECTRIC BOX             | Ⓜ TELEPHONE MANHOLE            |
| CMP CORRUGATED METAL PIPE     | Ⓜ CABLE BOX                | Ⓜ TELEPHONE BOX                |
| PVC PLASTIC PIPE              | Ⓜ UNDERGROUND CABLE MARKER | Ⓜ UNDERGROUND TELEPHONE MARKER |
| HDPE POLYETHYLENE PIPE        | Ⓜ TRAFFIC POLES            | Ⓜ KEYPAD                       |
| CIP CAST IRON PIPE            | Ⓜ TRAFFIC SIGNAL           | Ⓜ FLAG POLE                    |
| DIP DUCTILE IRON PIPE         | Ⓜ TRAFFIC MANHOLE          | Ⓜ BOLLARD                      |
| L/S LANDSCAPING               | Ⓜ TRAFFIC SIGNAL BOX       | Ⓜ LIGHT BOLLARD                |
| U.G. UNDERGROUND              | Ⓜ SEWER MANHOLE            | Ⓜ CLEAN HOLE                   |
| — X — FENCELINE               | Ⓜ CLEAN OUT                | Ⓜ MONITORING WELL              |
| — C — CABLE TELEVISION LINE   | Ⓜ STORM DRAIN MANHOLE      | Ⓜ MAIL BOX                     |
| — E — ELECTRICAL LINE         | Ⓜ STORM INLET              | Ⓜ SIGN                         |
| — G — GAS LINE                | Ⓜ CURB INLET               | Ⓜ METAL TANK COVER             |
| — T — TELEPHONE LINE          | Ⓜ ROUND STORM INLET        | Ⓜ AIR COMPRESSOR               |
| — W — WATER LINE              | Ⓜ UNKNOWN MANHOLE          | Ⓜ ADA PARKING                  |
| — OH — OVERHEAD ELECTRIC WIRE | Ⓜ DECIDUOUS TREE           | Ⓜ YARD DRAIN                   |
| — — GUIDERAIL                 | Ⓜ EVERGREEN TREE           | Ⓜ IRRIGATION CONTROL VALVE     |
| — — TREE LINE                 |                            |                                |

DIGITALLY SIGNED BY  
JACK W. SHOEMAKER3R  
DATE: OCTOBER 24, 2024

\_\_\_\_\_  
Surveyor's Signature  
Jack W. Shoemaker  
Professional Land Surveyor 21043, exp. 1/22/2026  
In the State of Maryland  
Date of Survey: August 1, 2024  
Date of Last Revision: October 24, 2024

Survey Performed By:  
**First Order, LLC**  
4383 Hecktown Road, Suite B  
Bethlehem, PA 18020  
Phone 610-365-2907  
Fax 610-365-2958  
Email: jshoemaker@firstorderllc.net  
Project No. F240318

TYPE OF SURVEY: ALTA / NSPS LAND TITLE SURVEY



**FIRST ORDER, LLC**  
4383 HECKTOWN ROAD  
BETHLEHEM, PA 18020  
Phone (610) 365-2907 Fax (610) 365-2958

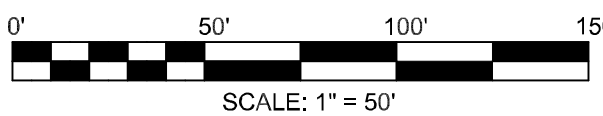
SITE ADDRESS: 5011 OLNEY LAYTONSVILLE ROAD, OLNEY, MD  
TOWN OF OLNEY  
MONTGOMERY COUNTY, MARYLAND

CLIENT: EBI CONSULTING  
CLIENT PROJECT NO.: 021938-PR

JOB NO: F240318 DRAWN BY: PV/JPM APPROVED BY: JWG

DATE: AUGUST 1, 2024  
REVISIONS:

No.	DATE	DESCRIPTION
1	08-14-24	ZONING
2	09-04-24	NETWORK COMMENTS
3	09-10-24	NETWORK COMMENTS
4	09-13-24	NETWORK COMMENTS
5	10-24-24	NETWORK COMMENTS



SHEET 2 OF 2

**DK Property Holdings LLC**  
**5011 Olney Laytonsville Road, Olney**

**Case Number: CBA-2180-A, S-254**

	<b>NAME</b>	<b>MAILING ADDRESS</b>
<b>PETITIONER/APPELLANT</b>	DK Property Holdings LLC	5011 Olney Laytonsville Road Olney, MD 20832
<b>ATTORNEY/AGENT</b>	Stuart R. Barr Lerch, Early & Brewer, Chtd.	7600 Wisconsin Ave., Suite 700 Bethesda, MD 20814
<b>PROPERTY OWNER</b>	Johnson Family Enterprises LLC Attn: Catherine S. J. Harris	P O Box 341207 Bethesda, MD 20827

**Adjoining/Confronting Property Owners**

<b>Name</b>	<b>Address</b>	<b>Lot</b>	<b>Block</b>	<b>Tax Acct.</b>
GEORGE E GAITHER JR ET AL C/O MARY GAITHER	15 BLUE RIBBON CT GAITHERSBURG, MD 20878	P424		08-00707324
GEORGE E GAITHER JR ET AL C/O MARY GAITHER	15 BLUE RIBBON CT GAITHERSBURG, MD 20878	P424		08-00707324
MARVIN T GAITHER	19812 ZION RD BROOKEVILLE, MD 20833	N387, Lot 2		08-00707335
MARVIN GAITHER	19812 ZION RD BROOKEVILLE, MD 20833	N370, Lot 1		08-00707370
MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION	2425 REEDIE DR 11TH FLOOR WHEATON, MD 20902	P375, Parcel C		08-00713848
RIGGS FAMILY LLC	4900 BROOKEVILLE RD BROOKEVILLE, MD 20833	P390		08-00715368
POTOMAC ELECTRIC POWER CO C/O CORP TAX DEPT STE 5617	701 9TH ST NW WASHINGTON, DC 20068	P595		08-00717026
POTOMAC ELECTRIC POWER CO C/O CORP TAX DEPT STE 5617	701 9TH ST NW WASHINGTON, DC 20068	P621		08-00717037
POTOMAC ELECTRIC POWER CO C/O CORP TAX DEPT STE 5617	701 9TH ST NW WASHINGTON, DC 20068	P270, Parcel A		08-00717048
POTOMAC ELECTRIC POWER CO C/O CORP TAX DEPT STE 5617	701 9TH ST NW WASHINGTON, DC 20068	P514		08-00717061
LONE OAK FARM LLC	5000 OLNEY LAYTONSVILLE RD OLNEY, MD 20832	P870		08-00717790
JOSE A RAMOS & RAQUEL E UMANA	11907 MID COUNTY DRIVE MONROVIA, MD 21770	N442, Lot 3		08-00719402
GILBERTO COLON ORTIZ ROSA E ACEVEDO RODRIGUEZ	4632 ASBURY AVE BALTIMORE, MD 21206	N498, Lot 1		08-03484850
JOEL GRAVELY PRATHIBHA YAZALA	19723 ZION RD BROOKEVILLE, MD 20833	N500, Lot 2		08-03484861
PANAYIOTIS THEMISTOKLEOUS IVY THEMISTOKLEOUS	19719 ZION RD BROOKEVILLE, MD 20833	N525, Lot 3		08-03484872
OUR HOUSE INC	19715 ZION RD BROOKEVILLE, MD 20833	N725, Lot 1		08-03497407