

MEMORANDUM

April 29, 2009

TO: County Council

FROM: Shondell Foster, Research Associate *SJF*

SUBJECT: **Worksession: FY10 Operating Budget
Office of the People's Counsel**

Summary of Planning, Housing and Economic Development (PHED) Committee Recommendations

The PHED Committee held a worksession on the Office of the People's Counsel on April 2, 2009. The Committee recommends approval of the recommended FY10 budget as submitted by the Executive.

The Executive's recommendation for the Office of the People's Counsel is attached at ©1-2.

Overview

For FY10, the Executive recommends total expenditures of \$246,520 for the Office of the People's Counsel, a 1.5 percent decrease from the FY09 approved budget of \$250,170.

(in \$000's)	FY08 Actual	FY09 Approved	FY10 CE Recommended	% Change FY09-FY10
Expenditures:				
General Fund	\$233,128	\$250,170	\$246,520	-1.5%
Grant Fund	\$0	\$0	\$0	0.0%
TOTAL Expenditures	\$233,128	\$250,170	\$246,520	-1.5%
Positions:				
Full-time	2	2	2	0.0%
Part-time	0	0	0	0.0%
TOTAL Positions	2	2	2	0.0%
WORKYEARS	1.8	1.8	1.8	0.0%

The Executive is not recommending a change in the number of full-time or part-time positions. The FY10 Executive recommendation is a decrease of \$3,650 from the following identified same services adjustments:

Identified Same Services Adjustments:	
Retirement Adjustment	\$1,460
General Wage and Service Increment Adjustments	\$610
Printing and Mail Cost Adjustments	\$50
Central Duplicating Recovery Charge	-\$30
Operating Expenditure Reductions	-\$1,690
Annualization of FY09 Personnel Costs	-\$4,050
NET SAME SERVICES ADJUSTMENT TOTAL	-\$3,650

FY10 Expenditure Issues

The Office indicates these reductions will not impact services but may reduce its ability to produce additional public information brochures.

Public Hearing Testimony

The Council has not received any written testimony regarding the Office.

2008 Annual Report

The Office’s 2008 Annual Report is attached at ©3-17. The Office reports that it participated in 49 public hearings, 106 meetings with community associations, attorneys, or government agencies, conducted 4 mediation sessions, entered into 60 zoning cases, and provided technical assistance in 4,805 instances. Technical assistance includes help to individuals and groups in understanding and participating in the County land use and zoning process.

Issues to Pursue After Budget Season

In July 2008 the PHED Committee held a worksession to discuss the Office of Legislative Oversight (OLO) report on the Office. The purpose of the project, as outlined in the approved work program, was to “examine the County statute that established the Office of the People’s Counsel and review how the law has been implemented since the sunset provision was removed in 2002.” The Committee supported OLO’s recommendation that the Council should revisit the purpose, duties, and structure of the Office.

OLO, under the direction of the Committee, sought additional feedback from all Councilmembers to determine which components of the People’s Counsel law, if any, they are interested in reviewing. Proposed changes to the law focused on: the statutory purpose of the People’s Counsel; the authority and duties of the People’s Counsel; whom the People’s Counsel

is allowed to represent; the provision of technical assistance by the People's Counsel; and the staffing structure of the Office. The Council may want to return to these and other issues after budget season.

Council Staff Recommendation

There are few opportunities for reductions in the recommended FY10 Operating Budget for the Office. Therefore, Council staff recommends approval of the FY10 budget as submitted.

<u>This Packet Contains</u>	<u>Circle</u>
FY10 Recommended Operating Budget	1
Office of the People's Counsel 2008 Annual Report	3

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People's Counsel

MISSION STATEMENT

The mission of the Office of the People's Counsel is twofold. First, the Office serves to protect the public interest in land use hearings by promoting a full and fair presentation of relevant issues to achieve balanced administrative records. Second, the Office provides technical assistance to residents and citizen associations so they can effectively participate in the County's land use control processes.

BUDGET OVERVIEW

The total recommended FY10 Operating Budget for the Office of the People's Counsel is \$246,520, a decrease of \$3,650 or 1.5 percent from the FY09 Approved Budget of \$250,170. Personnel Costs comprise 94.8 percent of the budget for two full-time positions for 1.8 workyears. Operating Expenses account for the remaining 5.2 percent of the FY10 budget.

LINKAGE TO COUNTY RESULT AREAS

While this program area supports all eight of the County Result Areas, the following are emphasized:

❖ ***A Responsive, Accountable County Government***

PROGRAM CONTACTS

Contact Martin Klauber of the Office of the People's Counsel at 240.777.9700 or Helen Vallone of the Office of Management and Budget at 240.777.2755 for more information regarding this department's operating budget.

PROGRAM DESCRIPTIONS

People's Counsel

The Office of the People's Counsel is authorized by County Code Chapter 1A, Section 1A-204 and Chapter 2, Section 2-150 to represent the public interest in the County's land use regulatory process. The Office assists residents and citizens' associations in presenting their issues in land use hearings conducted by the Office of Zoning and Administrative Hearings, the Board of Appeals, and the Planning Board.

BUDGET SUMMARY

	Actual FY08	Budget FY09	Estimated FY09	Recommended FY10	% Chg Bud/Rec
COUNTY GENERAL FUND					
EXPENDITURES					
Salaries and Wages	178,636	188,630	188,630	185,340	-1.7%
Employee Benefits	48,036	47,150	47,150	48,460	2.8%
County General Fund Personnel Costs	226,672	235,780	235,780	233,800	-0.8%
Operating Expenses	6,457	14,390	14,390	12,720	-11.6%
Capital Outlay	0	0	0	0	---
County General Fund Expenditures	233,129	250,170	250,170	246,520	-1.5%
PERSONNEL					
Full-Time	2	2	2	2	---
Part-Time	0	0	0	0	---
Workyears	1.8	1.8	1.8	1.8	---

FY10 RECOMMENDED CHANGES

	Expenditures	WYs
COUNTY GENERAL FUND		
FY09 ORIGINAL APPROPRIATION	250,170	1.8
Other Adjustments (with no service impacts)		
Increase Cost: Retirement Adjustment	1,460	0.0
Increase Cost: Service Increment	610	0.0
Increase Cost: Printing and Mail Adjustments	50	0.0
Decrease Cost: Central Duplicating Recovery Charge	-30	0.0
Decrease Cost: Operating Expenditure Reductions	-1,690	0.0
Decrease Cost: Annualization of FY09 Personnel Costs	-4,050	0.0
FY10 RECOMMENDED:	246,520	1.8

CHARGES TO OTHER DEPARTMENTS

Charged Department	Charged Fund	FY09		FY10	
		Total\$	WYs	Total\$	WYs
COUNTY GENERAL FUND					
Board of Appeals	County General Fund	18,230	0.2	22,730	0.3

FUTURE FISCAL IMPACTS

Title	CE REC.	(\$000's)				
	FY10	FY11	FY12	FY13	FY14	FY15
This table is intended to present significant future fiscal impacts of the department's programs.						
COUNTY GENERAL FUND						
Expenditures						
FY10 Recommended	247	247	247	247	247	247
No inflation or compensation change is included in outyear projections.						
Subtotal Expenditures	247	247	247	247	247	247



MONTGOMERY COUNTY, MARYLAND

MEMORANDUM

January 23, 2009

TO: Phillip Andrews, President
Montgomery County Council

FROM: Martin Klauber, People's Counsel 
Office of the People's Counsel

SUBJECT: Ninth Annual Report of the Office of the People's Counsel - 2008

Attached is our annual report describing the activities undertaken by this Office in 2008. If you have any questions or comments, please do not hesitate to contact me.

MK:fh

Attachment

cc: Shondell Foster, Legislative Analyst
Helen Vallone, Senior Management & Budget Specialist
Brandon Drake, Public Administration Intern

Office of the People's Counsel

100 Maryland Avenue, Room 226 • Rockville, Maryland 20850 • 240/777-9700

NINTH ANNUAL REPORT
OF THE
OFFICE OF THE PEOPLE'S COUNSEL
2008

INTRODUCTION

The Office of the People's Counsel has two basic functions:

- To protect the public interest in land use hearings by promoting a full and fair presentation of relevant issues to achieve balanced administrative records.
- To provide technical assistance to residents and citizen associations so they can effectively participate in the County's land use process.

BACKGROUND

On February 6, 1990, the Council enacted Bill 11-89, establishing the Office of the People's Counsel. Though enacted, the Office was not funded.

On April 10, 1998, the Montgomery Civic Federation and the Allied Civic Group submitted "A Critique and Recommendation for Reform" on Special Exceptions to the Council.

On August 3, 1999, the Council enacted Bill 14-99, which amended the prior legislation and established the Office of the People's Counsel as it now exists. The relevant sections of the County Code are contained in the information packet, which is Attachment A to this report.

It is interesting to note that the first incumbent of this Office was appointed by the Council on December 6, 1999, the same day that Zoning Text Amendment No. 99004 became effective establishing new standards for evaluation of special exceptions and new general conditions relating master plans to the Board of Appeals' consideration of special exceptions.

On October 1, 2002, the Council enacted Bill 25-02, which repealed the July 1, 2003 sunset date for the position and the Office of the People's Counsel, making the Office a permanent agency of the Montgomery County government.

This report is transmitted to the Council in fulfillment of the requirement in Chapter 2, Article XII, Section 2-150(j) of the County Code that this Office submit an annual report on its activities.

CASE PARTICIPATION

After reviewing the legislation that established the People's Counsel in Baltimore, Hartford, and Prince Georges Counties, the legislative histories of Council Bill Nos. 11-89 and 14-99, in consultation with Ralph D. Wilson, Senior Legislative Analyst of the Council Staff, and based on the experience gained by the incumbent People's Counsel, the following criteria have been established to determine if this Office will participate as a party of record in a land use public hearing:

- impact on the public;
- effect on the public health, safety, and welfare;
- establishment of a future precedent;
- existence of significant legal issues;
- effect on public policy;
- need to assist an applicant during a public hearing;
- need to assist citizens during a public hearing; and
- possibility of resolving outstanding issues through mediation.

During 2008, this Office entered 60 zoning cases. The following is a subject-matter break down of those cases:

<u>Type</u>	<u>Number Entered</u>
Development Plan Amendment	4
Local Map Amendment	14
Site Plan	4
Special Exception	31
Subdivision	4
Special Exception Modification	2
Zoning Text Amendment	1

TECHNICAL ASSISTANCE

Executive Administrative Aide

Technical Assistance to the public was provided by the Executive Administrative Aide in 97 instances.

People's Counsel

During 2008, the People's Counsel provided technical assistance in 4,805 instances.

Examples of Technical Assistance that have been provided are: developing relevant issues to be presented by residents and associations in public hearings, help in developing written materials to be presented to the Board of Appeals, Planning Board, and Office of Zoning and Administration Hearings, providing techniques and criteria for the evaluation of site and subdivision plans, and explaining how Zoning Ordinance requirements apply to the facts of specific zoning reclassification, special exception, variance, and subdivision cases.

Attachment B to this report is a break down of Technical Assistance by subject matter.

ACTIVITIES AND INITIATIVES

- Participated in 49 public hearings.
- Attended 22 meetings of community associations.
- Conducted 4 mediation sessions to resolve disputes in a special exception cases.
- Participated in 41 meetings of community liaison councils established by the Board of Appeals in special exception cases.
- Participated in 17 meetings with attorneys.
- Participated in 26 government meetings.
- Conducted two mediation/facilitation sessions between the various parties in the Adventist Hospital Special Exception on the provisions of the Transportation Management Plan.
- Continued efforts to improve quality of M-NCPPC Technical Staff Reports in special exception and rezoning cases by facilitating contacts and meetings between the Board of Appeals, Office of Zoning and Administrative Hearings and M-NCPPC staff.
- In October, 2008, issued a new public information brochure entitled, "Local Map Amendment Rezoning Process in Montgomery County, Maryland."
- In November issued a new public information brochure entitled, "Development Review Process."
- In November revised "Zoning of Land in Montgomery County," a public information brochure.
- Revised "Information Packet" of the Office of the People's Counsel in October, 2008.
- Assisted in writing explanatory materials to be part of the M-NCPPC's Development Review Manual.

Respectfully submitted,

Martin Klauber
People's Counsel

January 23, 2009

Attachments (2)

OFFICE OF THE PEOPLE'S COUNSEL
INFORMATION PACKET



This packet, which has been created to provide you with some basic information about the Office of the People's Counsel, consists of a brief biography and the two sections of the County Code that relate to this office.

We are located in the Council Office Building in Rockville, so if you are in the area, please drop by and say hello.

A handwritten signature in cursive script, which appears to read "Mattie K. Faulkner".

The People's Counsel

MARTIN KLAUBER
The People's Counsel

Land Use Law Experience

First People's Counsel of Montgomery County, since January 3, 2000

Hearing Examiner, Montgomery County, Maryland 1979-1991

Associate General Counsel, National Capital Planning Commission 1971-1973

Executive Secretary and Counsel of Zoning Commission and Member and Counsel of Board of Zoning Adjustment, Washington, D.C. 1973-1976

Special Assistant Corporation Counsel, Washington, D.C. 1976

Counsel to Chilean Minister of Housing and Urban Affairs, Counsel to Urban Planning Institute of the Catholic University of Chile 1976-1978

Legal Consultant to Commissioners of Charles County, Maryland 1992-1993

Education

L.L.B., George Washington University School of Law, Washington, D.C.

B.A., Rutgers College, New Brunswick, New Jersey

George Washington University Graduate School of Public Administration

Professional Activities

Co-Founder and Chair, the Maryland Land Use Round Table.

Guest Lecturer at George Washington University School of Law, Catholic University of America School, and University of Baltimore School of Law.

Urban Development and Land Use Law in Chile, Chilean Ministry of Housing and Urban Affairs, 1978.

Personal

Resident of Montgomery County since 1978.

Married since 1976 to Hope Sukin of the United States Agency for International Development.
Two children, Rachel and David.

MONTGOMERY COUNTY CODE
Chapter 1A

- d. The County Council may dismiss the Director for good cause before the end of the Director's term. Before doing so, the Council must tell the Director the Council's reasons for the dismissal. If the Director requests a hearing, the Council must hold one and then issue a written decision to the Director.
 - e. The Director appoints and supervises all merit system employees of the Office. The Office and the employees operate independently of the Council's staff.
- (3) Office of the People's Counsel.
- (A) The County Council may employ, as a term merit system employee, a People's Counsel. The Council may, by a resolution adopted by an affirmative vote of 6 Councilmembers, remove a People's Counsel during the Counsel's term for good cause. Alternatively, the County Council may retain as an independent contractor one or more attorneys, along with support staff, consultants, and expert witnesses, to provide the services of the People's Counsel under Section 2-150. The contract may be canceled at any time by a resolution adopted by an affirmative vote of 6 Councilmembers.
 - (B) Any attorney employed or retained as the People's Counsel must:
 - (i) be a member of the bar of the Court of Appeals of Maryland;
 - (ii) have at least 5 years experience in the practice or teaching of law; and
 - (iii) have substantial experience with land use legal issues and procedures.
 - (C) Any attorney employed or retained as the People's Counsel must not represent any client, other than as People's Counsel, in any matter involving land use in Montgomery or Prince George's County.
 - (D) Any attorney employed or retained as the People's Counsel must not, within one year after the attorney's service as People's Counsel ends, represent any party in any proceeding involving land use in the County.
- (4) Office of Zoning and Administrative Hearings.
- A. The County Council, by a majority vote of Councilmembers in office, may appoint one or more hearing examiners of the Office of Zoning and Administrative Hearings, and designate a hearing examiner or the Council Staff Director as Director of the Office.

Editor's note—See County Attorney Opinion dated 11/5/92 explaining that statutes authorizing removal of appointed officials should be read narrowly, and absenteeism requirement should not apply to subcommittee meetings. See County Attorney Opinion dated 7/22/92 indicating that members of Adult Guardianship Review Board may serve unlimited terms.

Sec. 2-149. Procedures at meetings.

Unless a committee meeting is subject to Chapter 2A, a meeting may be conducted informally. The parliamentary procedures of Robert's Rules of Order govern when it is necessary to take formal action or decide controversial matters. Committee meetings must be open to the public in accordance with the state open meetings law. (1979 L.M.C., ch. 22, § 1; FY 1991, L.M.C., ch. 9, § 1.)

ARTICLE XII. PEOPLE'S COUNSEL.

Sec. 2-150. People's Counsel—Functions.

- (a) *Purpose.* Informed public actions on land use matters require a full exploration of often complex factual and legal issues. An independent People's Counsel can protect the public interest and promote a full and fair presentation of relevant issues in administrative proceedings in order to achieve balanced records upon which sound land use decisions can be made. In addition, a People's Counsel who provides technical assistance to citizens and citizen organizations will encourage effective participation in, and increase public understanding of and confidence in, the County land use process.
- (b) *Authority; duties.* To protect the public interest and achieve a full and fair presentation of relevant issues, the People's Counsel may participate in a proceeding before:
 - (1) the Board of Appeals if the proceeding involves a variance or a special exception;
 - (2) the County Council (solely for oral argument) or the Hearing Examiner for the County Council if the matter involves a local map amendment, a development or schematic development plan approved under the zoning process or a special exception; and

- (3) the Planning Board if the proceeding involves action on an optional method development, a subdivision plan including a subdivision plan for a cluster development, or a site plan.

The People's Counsel may also file a complaint under Section 59-G-1.3(b) alleging failure to comply with a special exception, or may seek a modification of a special exception under Section 59-G-1.3(c) or a revocation of a special exception under Section 59-G-1.3(e).

- (c) *Restrictions.* The People's Counsel must not participate in any proceeding before a board or agency of any municipality in the County.
- (d) *Participation.* The People's Counsel is a party in a proceeding under subsection (b) once the People's Counsel files a notice of intention to participate. After the notice is filed, the People's Counsel is entitled to all notices to a party and may participate by making motions, introducing evidence, calling witnesses, examining and cross-examining witnesses, and making arguments as the law and the evidence in the proceeding warrant. The People's Counsel may file and argue an appeal the same as any other party to the proceeding.
- (e) *Independent status.* The People's Counsel must not represent the County, any government agency, or any private party in any proceeding. The People's Counsel is not subject to the authority of the County Attorney.
- (f) *Notice.* If the People's Counsel intends to participate in a proceeding, the People's Counsel must give all parties a notice of intention to participate.
- (g) *Discretion.* In the People's Counsel's discretion, the People's Counsel may withdraw from, or decline to participate in, any proceeding in which the Counsel may participate under subsection (b). The People's Counsel is not liable to any person for participating in, or declining to participate in, any proceeding.
- (h) *Technical assistance.* Without becoming a party to any judicial or administrative proceeding, and subject to available time and resources, the People's Counsel may provide technical assistance to any person about a proceeding listed in subsection (b). When providing technical assistance under this subsection, the People's Counsel must inform the recipient that the People's Counsel is not acting and cannot act as a personal attorney for the recipient.
- (i) *Coordination.* The People's Counsel must coordinate the services of its office with those offered by land use information staff in the Council, Board of Appeals, and Planning Board, to avoid inconsistency and duplication and to maximize the assistance offered to citizens.

- (j) *Annual report.* The People's Counsel must annually report to the Council on the activities of the office. (1990 L.M.C., ch. 22, § 2.; 1999 L.M.C., ch. 19, §§ 1 and 2; 2002 L.M.C., ch. 28, § 1)

ARTICLE XIII. INSPECTOR GENERAL.

Sec. 2-151. Inspector General.

- (a) *Goals.* The goals of the Inspector General are to:
- (1) review the effectiveness and efficiency of programs and operations of County government and independent County agencies;
 - (2) prevent and detect fraud, waste, and abuse in government activities; and
 - (3) propose ways to increase the legal, fiscal, and ethical accountability of County government departments and County-funded agencies.
- (b) *Appointment.* The County Council must appoint an Inspector General for a term of 4 years, as provided in subsection (c). Unless the Council reappoints the incumbent, the Council must select the Inspector General from a list of at least 3 qualified persons submitted by an Inspector General nominating panel, consisting of no less than 3 and no more than 5 County residents designated by the Council by resolution. If the Council does not select one of the persons submitted by the nominating panel, the panel must submit another list of at least 3 other qualified persons. The members of the nominating panel must not be employed by the County or any independent County agency during their service on the panel.
- (c) *Term.* The term of each Inspector General begins on July 1 of the third year after an Executive and Council are elected, and ends on June 30 of the third year after the next Executive and Council are elected. An Inspector General must not serve more than two full 4-year terms, not including any time served as Inspector General to complete an unexpired term. The Council must appoint an Inspector General to complete a term if the Inspector General resigns, dies, or is removed from office. If the term of the Inspector General expires or the position is otherwise vacant, the senior professional staff member, if any, in the Office of the Inspector General serves as acting Inspector General until an Inspector General is appointed.
- (d) *Qualifications.* The Inspector General must be professionally qualified, by experience or education, in auditing, government operations, or financial management, and must be selected solely on the basis of professional ability and personal integrity, without regard to political affiliation.

2008 Annual Report
 Technical Assistance 2000 - 2008

Technical Assistance Topics	2000	2001	2002	2003	2004	2005	2006	2007	2008
Abandonment of County Land						2			
Accessory Apartment Special Exception	1		4		5	6	9	55	13
Adequate Public Facilities	1							10	5
Administrative Appeal	13	7	11	21	14	15	40	30	11
Administrative Procedure				4	2		35	56	51
Administrative SEM								18	32
Adventist Hospital SE									55
Alternate Review Committee								3	
Amendment to Sandy Spring/Ashton Overlay Zone	5								
Animal Boarding Place SE							14		
Appellate Litigation	1						3		
Ashton Meeting Place Case							24	22	
Associations	3	3	28	13	35	17	49	32	53
Automobile Filling Station Special Exception						14	1	22	24
Beech Avenue Group							34	49	48
Board of Appeals			2		21	15	38	75	94
C&O Canal	1								
Cable TV	1								
Cell Tower Special Exception					4	1	8		
Cemetery									4
Child Care	2							66	
Child Care Special Exception					71	29	21		73
Church Parking	3								
Clarksburg Site Plans							3		
Clarksburg Town Center Site Plans						62	2		
Cloverly Golf Course Residential Community				4					
Community Liaison Council			1	82	141	225	138	350	86
Community Swimming Pool SEM							64	9	36
Construction Noise	1								
Consumer Affairs					2	1	3	3	6
Country Club SEM							21	7	
County Attorney						3	23	9	7
County Right-of-Way	1	1							
County's Land Use Control Process		30	51	40	93	129	199	141	93
DEP-Noise		1		1				3	
Dept of Economic Development					2	3			4
Dept of Environmental Protection		7	4	1	5	9	1		3
Dept of Health and Human Services	1			1	1		1		
Dept of Housing and Community Affairs	2	10	10	11	7	7	8	8	11
Dept of Permitting Services	1	27	15	20	50	55	65	97	28
Dept of Public Works and Transportation					10	12	119	166	33
Dept of Transportation									106
Development Plan							97	116	14
Development Plan Amendment		1	5	4	16	10	34	45	57
Development Review Committee						1	3		

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2008 Annual Report
 Technical Assistance 2000 - 2008

Technical Assistance Topics	2000	2001	2002	2003	2004	2005	2006	2007	2008
DPWT Issues	4	12	15	15	4	11			
Drive-In Restaurant Special Exception							25	1	
Effective Participation					57	355	222	264	499
Enforcement of Special Exception Conditions	5	2	1	4		36	40	129	94
Enforcement of Variance	1								
Enforcement of Zoning		2	1	2		12	1		
Environment							2	86	51
Ethics	1			1	3	1			
Ex Parte								4	1
Facilitation							11	282	12
Fairland Golf Course Residential Community				8					
FASEB Special Exception Modification				8		1		6	7
Federal Land Use Planning		1			7	2	5	30	
Fence								22	5
Fire Marshall								1	10
Fire Station Relocation	1								
FOIA	1	1				2	1	1	
Funeral Home Special Exception				53	2				
General Citizens Association Issues						10			
Golf Course SEM							17	18	
Group Home Special Exception							14		
Historic Preservation	6	3		7	20	4	9	9	7
HOC	1							4	
Holton Arms Special Exception Modification	30	12	1	1		54	26	45	26
Holy Cross Hospital Issues								63	40
Holy Cross Hospital SEM									2
Home Occupation Special Exception		1			4	15	16	5	8
Hospitals					34	16	103	116	32
Human Relations	1								
Indian Spring Development							10		
Inspector General							1	1	2
Johnson Garden Center SEM						111			
Labquest	1								
Landlord-Tenant Issues	1					1	2	1	
Landscape Contractor Special Exception						40	1	58	103
Landscape Plan							42	241	89
Legacy Open Space				1			15	5	
Lighting Plan							24	64	12
Mansionization					13	3	22	28	6
Master Plan							25	114	49
Master Plan Questions/Issues	29	16	6	5	16	103	56	22	13
MCPS	1	1	2	1			12	6	
Mediation of Disputes			2	9	58	124	80	37	11
Miscellaneous		3	3	4	22	8	23	7	11

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2008 Annual Report
 Technical Assistance 2000 - 2008

Technical Assistance Topics	2000	2001	2002	2003	2004	2005	2006	2007	2008
M-NCPPC		4	7	30	59	122	55	54	53
Monopoles	2	3	1						
Montgomery General Hospital's SEM									2
Montrose Parkway	2				1				
MPDU						14	3	6	3
National Park Seminary					80	43	3		
NIH			9	4					
Noise Mitigation								3	6
Noise Ordinance							12	3	2
Non-Resident Medical Practitioner SE							10	3	
North Hills of Sligo Sign	7								
Office of the People's Counsel						63	43	41	19
Office of Zoning & Administrative Hearings						39	7	8	1
Open Meetings Law								1	
Optional Method of Application					13	23	45	14	73
Optional Method of Development	1			1					
Oral Argument								51	21
Overlay Zone						1	9	11	
Parking	1						26	128	43
Parks			2					28	
Pedestrian Safety							1	58	57
Posting of Building Permits	1	1							
Private Family Cemetery	1						1		
Private School Special Exception						18	126	176	101
Productivity Housing						2			
Project Open Space								3	
Public Information Document							44	7	102
Public Utility					11	1			
Real Estate		4		4	8	6	9	8	10
Real Estate Assessment		2							
Rezoning		4	54	121	233	167	286	338	194
Riding Stable SE								3	
Roads							24	30	3
Road/Traffic	2					2	40		
Rockville Pike Planning Issues	1								7
Rural Rustic Road								20	10
Sale of County Land	2								
Schematic Development Plan							11	4	29
Section Map Amendment							2		
Sediment Control	2	1				1			
Senior Care SE						43	69	87	34
Sidewalks	3	3				1	8	26	9
Signage								28	1
Senior Housing Special Exception					1				

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2008 Annual Report
 Technical Assistance 2000 - 2008

Technical Assistance Topics	2000	2001	2002	2003	2004	2005	2006	2007	2008
Site Plan Review Process	16	33	33	31	10	83	52	98	105
Soccerplex	1								
Special Exception	64	94	172	158	52	153	247	158	235
Special Exception Modification	29	43	113	120	33	245	219	288	149
State Highway Administration	2			3	2	4		18	20
Storm Water Management					6	44	40	81	30
Streets	1				1		13		13
Subdivision	32	66	39	65	58	238	47	65	39
Suburban Hospital							55	164	23
Suburban Hospital's SEM								3	57
Sycamore Island Club					10				
Symphony Park Subdivision						11			
Tobytown	1								
Toler Funeral Home				14	1				
Traffic							36	63	62
Traffic Impact Analysis								256	82
Transportation Management Plan						18	154	1693	745
Tree Save Ordinance							20		
Use of Surplus Public School Sites by Private Schools	6	5				58	75	59	15
Variance	16	30	15	40	51	60	61	98	83
Veterinary Hospital Special Exception							39	3	
Washington Adventist Hospital Com. Liaison Council				96	13				
Washington Adventist Hospital Special Exception Mod.					2				
Washington Adventist Hospital SE									20
Water Run-off	1	1					1		
Work Force Housing						2		23	
WSSC Issues	3	2	2	3	4			1	6
Zoning	28	22	10	2	15	49	80	84	61
Zoning Ordinance Interpretations		17	12	39	44	37	107	189	178
Zoning Text Amendment	10	3	14	19	51	41	67	9	65
TOTAL	355	479	645	1071	1478	3112	4009	7554	4805