



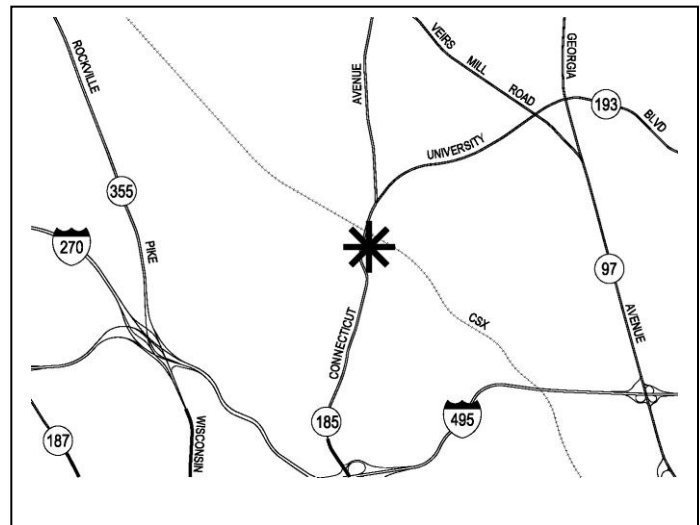
Preliminary Plan No. 120110220, Knowles Estates

- PB Patrick Butler, Senior Planner, Area 2 Division, Patrick.Butler@montgomeryplanning.org, 301-495-4561
- KA Khalid Afzal, Supervisor, Area 2 Division, Khalid.Afzal@montgomeryplanning.org, 301-495-4650
- GK Glenn Kreger, Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org, 301-495-4653

Date of Staff Report: 1/3/12

description

- Application to record one lot and allow a maximum of 8,048 square feet of commercial uses for construction of a second floor addition to an existing building, and right-of-way dedication for Metropolitan Avenue (MD 192);
- 7,686 square feet of land, zoned CRT1.5 C1.5 R1.5 H60;
- Located in the southern quadrant of the intersection of Metropolitan Avenue and Saint Paul Street in the *Kensington Sector Plan* area within the Town of Kensington;
- Filing Date: 3/23/11;
- Applicant: Metropolitan Avenue, LLC.



summary

- Staff recommends approval of the Preliminary Plan with conditions.
- The Preliminary Plan will establish the lot and dedication for Metropolitan Avenue, and will allow a total of 8,048 square feet of commercial uses.
- Staff supports a request for a parking waiver for required on-site parking. A Site Plan is not required because this is a standard method project; therefore, the parking requirement will be determined at the time of building permit.
- Per MD Code, Land Use, § 24-201. Town of Kensington, staff sent the Application to the Town of Kensington for review. As of the date of this report, Staff has received comments from the Town of Kensington only on the parking waiver request.
- Staff recommends that frontage improvements (sidewalk, green panel, and curb) be required along Metropolitan Avenue as required by the Sector Plan and Subdivision Regulations, and the Applicant is opposed to providing said improvements.

PRELIMINARY PLAN RECOMMENDATION AND CONDITIONS

Staff recommends approval of Preliminary Plan No. 120110220 subject to the following conditions:

1. Approval is limited to one lot with a maximum density of 8,048 square feet of commercial uses.
2. The Applicant must dedicate, and the record plat must reflect, the Sector Plan recommended 70-foot right-of-way (35 feet from centerline) along the Subject Property frontage for Metropolitan Avenue (MD 192).
3. Prior to issuance of a building permit, the Applicant must construct a five-foot-wide sidewalk, grass panel, and curb along the entire frontage of Metropolitan Avenue.
4. Prior to recordation of the plat, the Applicant must receive a parking waiver of all the parking spaces required per Section 59-C-15.636 of the Zoning Ordinance from the Montgomery County Department of Permitting Services (MCDPS).
5. The Planning Board has accepted the recommendations of the Maryland State Highway Administration (MDSHA) in its letter dated October 22, 2012, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MDSHA provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
6. Prior to issuance of access permits, the Applicant must satisfy the provisions for access and improvements as required by MDSHA.
7. The Certified Preliminary Plan must contain the following note: "Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of building permit. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for this lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval."
8. All necessary easements must be shown on the Record Plat.
9. The Adequate Public Facilities (APF) review for the Preliminary Plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board Resolution.

SECTION 1: CONTEXT AND PROPOSAL

SITE DESCRIPTION

Site Vicinity

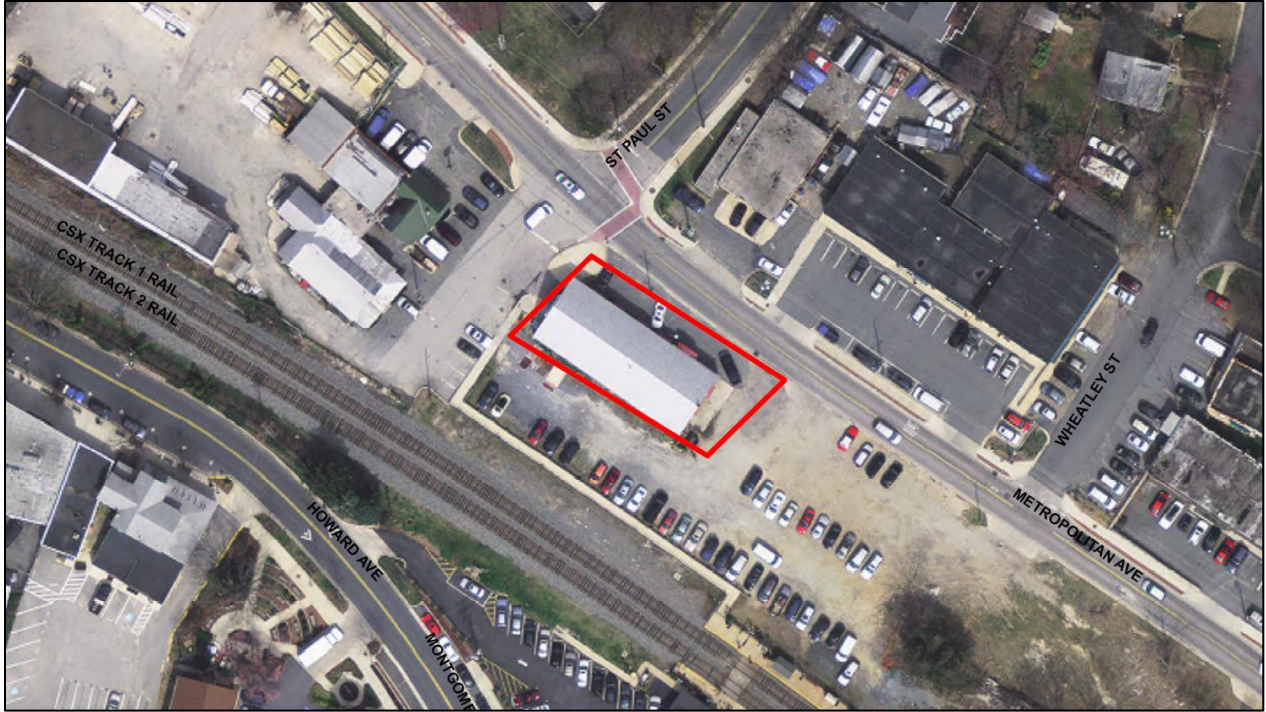
The Subject Property is located at the south side of the intersection of Metropolitan Avenue (MD 192) and Saint Paul Street in the *Kensington Sector Plan* area. The site is surrounded by a surface parking lot on the Konterra Property for the Kensington MARC station and local businesses. There are numerous commercial uses on this stretch of Metropolitan Avenue and in the immediate vicinity. The CSX railroad tracks run adjacent to the parking lot on the south side of the adjoining Konterra Property. Residential uses are located beyond the immediate vicinity of the Subject Property further south and west, as well as to the north and east.



Vicinity Map

Site Analysis

The Subject Property is 7,686 gross square feet in size, and is improved with an existing 4,000-square foot building that is used as a small carpet cleaning business, and a small onsite parking lot to support the existing use. The small parking lot is located between Metropolitan Avenue and the existing building. There are no known rare, threatened, or endangered species on site; there are no forests, 100-year floodplains, stream buffers, wetlands, or steep slopes on site. There are no known historic properties or features on site.



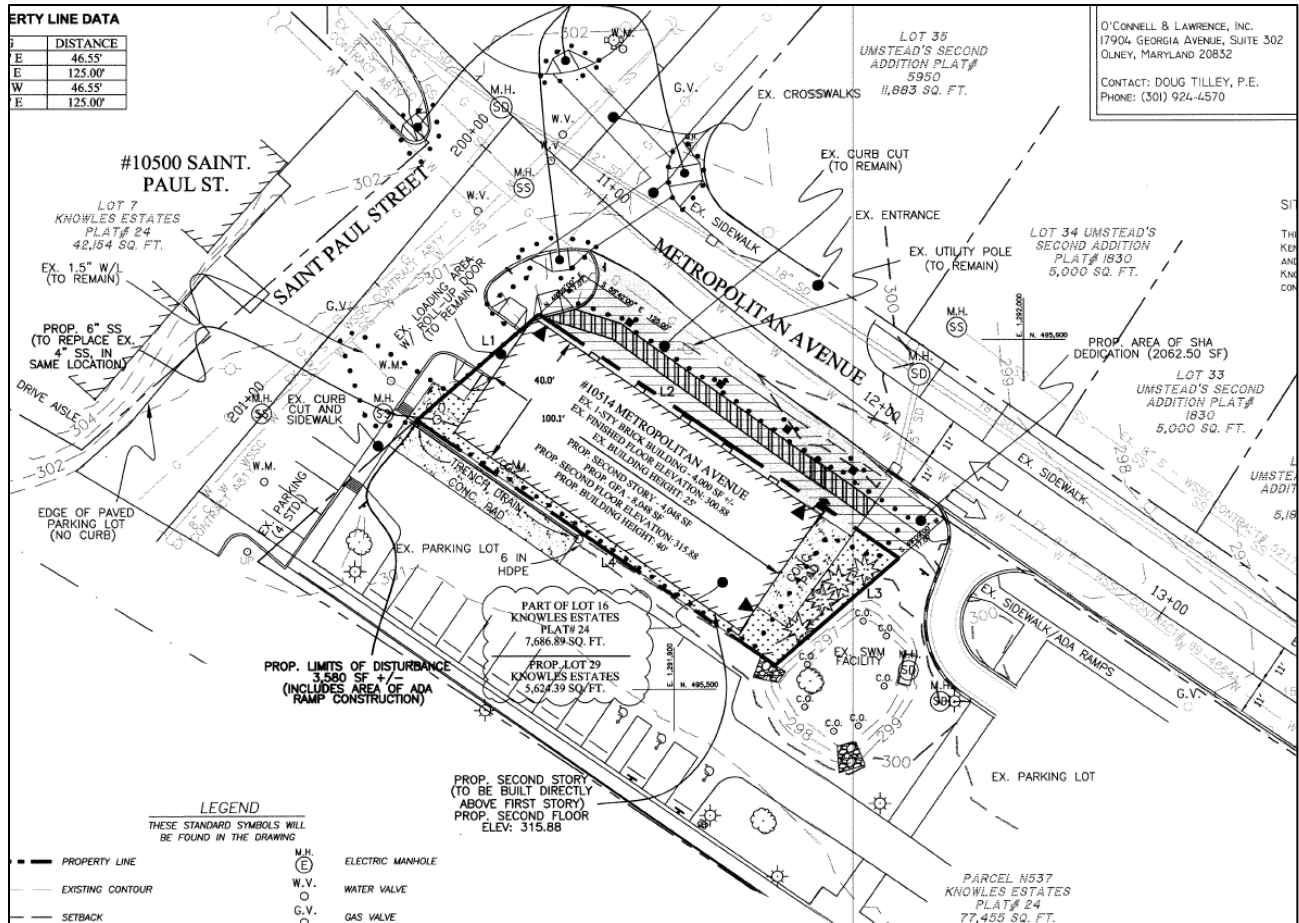
Aerial Photo

PROJECT DESCRIPTION

Proposal

Subdivision

The proposed Preliminary Plan (Attachment A) will create one lot to allow for a total of 8,048 square feet of commercial uses for the carpet cleaning business. Additional dedication is required for Metropolitan Avenue. All roads will be public as envisioned by the Sector Plan. The Applicant is proposing to add a second floor to an existing building. The building footprint will remain the same. The Subject Property is zoned CRT1.5, C1.5, R1.5, H60. A Sketch Plan is not required because the application qualifies as standard method development since the proposed development is less than 10,000 gross square feet. Pursuant to Section 59-C-15.41(c), a Site Plan is not required for the development because the current use is a permitted use, the height of the building will not exceed 40 feet, and there is no drive-through to serve the building. Without a Site Plan, conformance to the Kensington Design Guidelines is not required. The Applicant has requested a parking waiver, and staff supports this request.



Proposed Preliminary Plan

Circulation

The proposed use will continue to have the existing driveway with direct access to its garage door from Saint Paul Street. Two access points, one from Saint Paul Street and another from Metropolitan Avenue, will provide access to the adjoining parking lot that also serves the Subject Property. Pedestrian and bicycle access will be provided by perimeter sidewalks along Metropolitan Avenue and Saint Paul Street. Bicycle parking will be provided near the building entrance along Metropolitan Avenue.

COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements, and staff has not received correspondence from any community groups or citizens as of the date of this report. Staff has received one letter from Sanford Daily, Town Manager for the Town of Kensington, dated April 11, 2012, verifying the availability of parking for commuters and local businesses in the Town of Kensington (Attachment B). This parking arrangement is described in further detail in Section 2 of this report.

Pursuant to MD Code, Land Use, § 24-201. Town of Kensington, **Vote to overturn land use resolution (c)** "A two-thirds majority vote of the county planning board is required to take any action relating to land use planning within the Town of Kensington that is contrary to a resolution of the Mayor and Town Council."

Staff sent the Application to the Town of Kensington for review. As of the date of this report, Staff has not received a resolution on the Application from the Town of Kensington. Nor has there been any indication of a resolution contrary to the recommendations of this staff report. Staff has received comments from the Town Manager supporting the parking waiver request for the Subject Property.

SECTION 2: PRELIMINARY PLAN

DEVELOPMENT ISSUES

Parking Waiver

The proposed use requires 10 parking spaces per Section 59-C-15.631 of the Montgomery County Zoning Ordinance. At the time of building permit, the Applicant will request a waiver of all of the parking spaces required from the Department of Permitting Services. Staff supports this waiver for the following reasons.

The Subject Property is only 7,686 gross square feet in size. Metropolitan Avenue is identified as a 70-foot-wide right-of-way in the Kensington Sector Plan, which requires dedication of 2,062 square feet from the Subject Property. This required dedication reduces the Subject Property to approximately 5,624 square feet, which is little more than the size of the existing building's footprint of approximately 4,000 square feet. Although the area of land required for dedication was previously used for onsite parking, it was not large enough to provide all of the minimum number of required parking spaces.

The Montgomery County Department of Permitting Services – Zoning Section issued a partial parking waiver on March 25, 2009, because the site was not large enough to provide the full number of required parking spaces onsite. The required dedication and the proposed pedestrian improvements along Metropolitan Avenue will eliminate the existing parking spaces on site, and there is no other area on site to provide any of the required parking spaces.

A parking lot on the adjoining Konterra property is subject to a License Agreement and is a shared revenue source between the Town of Kensington and Montgomery County. The parking lot has a total of 52 parking spaces of which 3 are marked for Disabled Parking. Twenty-three (23) spaces, marked as "All Day Parking Permitted" are primarily reserved for MARC commuters, while the remaining 26 spaces are limited to "4 hour parking" meant to serve patrons of the surrounding businesses in the area including the existing building on the Subject Property (Attachment B).

Staff believes that the requested waiver of the minimum number of on-site parking spaces required by the Zoning Ordinance is justified by: the constrained size of the Subject Property; the site area needed for required dedication and proposed pedestrian improvements along Metropolitan Avenue; the fact that the existing business has operated on this site with limited parking for a long time; and the availability of the adjacent public parking lot and on-street parking on Saint Paul Street.

Since a Site Plan is not required for the proposed development, MCDPS is the agency that will act on the Parking Waiver request. In order to ensure compliance with the Zoning Ordinance, Staff is requiring the Applicant to obtain approval of the parking waiver from DPS, prior to approval of the record plat.

Frontage Improvements

During initial review of the Preliminary Plan, Staff requested the Applicant to provide a sidewalk, green panel, and curb along the frontage of Metropolitan Avenue. This is a standard requirement of every plan per Section 50-24 of the Subdivision Regulations. The Applicant was opposed to this idea primarily from a cost perspective. Staff worked with the Applicant to try and find a solution that would be agreeable to both parties and still provide the pedestrian connection and street frontage required by the Sector Plan and Subdivision Regulations. Initially, Staff agreed to accept striping over the small on-site parking lot that would be five-feet wide and act as the required sidewalk between the existing pedestrian ramps at the southern corner of Saint Paul Street and Metropolitan Avenue and the existing sidewalk on the adjoining property to the southeast. The striped sidewalk would be separated from Metropolitan Avenue by collapsible bollards. The Applicant had this design reviewed and approved by SHA. Upon further review, Staff reversed its previous position when weighing the long term vision for the Sector Plan area and pedestrian safety. The north side of Metropolitan Avenue has been improved by SHA. These improvements include new sidewalks, brick pedestrian crossings, and new pedestrian ramps at nearby intersections. Staff believes that construction of a sidewalk, green panel, and curb are necessary to complement the existing improvements on the north side of Metropolitan Avenue and to satisfy the requirements of the Sector Plan and Subdivision Regulations by providing an adequate and safe sidewalk to travel on.

ADEQUATE PUBLIC FACILITIES REVIEW

Site Location and Vehicular Site Access Point

The site is located on the southern corner of the intersection of Metropolitan Avenue (MD 192) and Saint Paul Street. Vehicular access to the property is via a driveway from Saint Paul Street.

Parking

The existing use has limited on-site parking, which will be eliminated due to required dedication along Metropolitan Avenue. Parking will be accommodated on both the existing adjacent municipal parking lot by a mutual agreement and on-street parking on Saint Paul Street.

Public Transit Service

The Ride On Bus Route 5, Twinbrook Metrorail Station to Silver Spring Metrorail Station, has stops located on each side of Metropolitan Avenue about 100 feet east and 150 feet west of the building entrance near the intersection of Saint Paul Street and Metropolitan Avenue.

Sector-Planned Roadway and Bikeway

Metropolitan Avenue is a 70-foot wide business district street (B-2) with a signed shared roadway (LB-4) as designated in the Sector Plan. Required dedication of approximately 2,062 square feet of right-of-way (35 feet from centerline) will accommodate travel lanes and the recommended bikeway.

Pedestrian Facilities

The Applicant will construct a five-foot wide sidewalk, green panel, and curb along the entire frontage of Metropolitan Avenue. This will replace the paved area being dedicated as right-of-way, and the sidewalk will connect the existing curb and ramps at the intersection of Saint Paul Street and Metropolitan Avenue and the existing sidewalk and ramps on the abutting property adjacent to the southeast corner of the Subject Property.

Local Area Transportation Review and Policy Area Mobility Review (LATR/PAMR)

The proposed use generates less than 30 weekday peak-hour trips. Therefore, the Application is not required to submit a traffic study to satisfy the LATR test, and no transportation improvements are needed to support the development.

The proposed uses will generate fewer than three new weekday peak-hour trips above the trips currently generated by the existing carpet cleaning use. Therefore, PAMR mitigation is not required.

Other Public Facilities and Services

The Application meets the Montgomery County Fire and Rescue Service requirements for fire and rescue vehicle access. Other public facilities and services, such as police stations, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policy currently in effect. Electrical and telecommunications services are also available to serve the Subject Property.

Based on the analysis and conditions above, Staff finds that Adequate Public Facilities exist to serve the proposed development.

ENVIRONMENT

Environmental Guidelines

The Subject Property is within the Lower Rock Creek watershed - a Use I watershed. The proposed project does not have any proposed activities within any streams, wetlands, or environmental buffers and is in compliance with the Environmental Guidelines.

Forest Conservation

This Application is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). However, per exemption 42011048E, approved on October 5, 2010 (Attachment C), it is exempt from the requirement of submitting a Forest Conservation Plan because the proposed activity occurs on a tract of less than 1.5 acres with no existing forest or specimen or champion tree, and afforestation requirements would not exceed 10,000 square feet. Staff finds that the project still complies with the exemption criteria.

Stormwater Management

The MCDPS – Stormwater Management Section has determined that the proposed project is exempt from the requirement to file a sediment and erosion control plan or a stormwater management concept plan because the Project will disturb less than 5,000 square feet of land (Attachment D).

Based on the analysis above, Staff finds the proposed project meets the Environmental Guidelines and Forest Conservation Law.

MASTER PLAN

General Recommendations

The Subject Property is located within the Crafts/Services District, which includes the Konterra and Metropolitan Avenue South group of properties (CS-2), of the 2012 *Kensington Sector Plan* area. Specific language from the Sector Plan is included (Attachment E). The Sector Plan provides the following recommendations for the Subject Property under “Connectivity” in the Area Wide Recommendations section of the Plan:

- Provide clear and bold markings for pedestrian crosswalks, clearly identifying the pedestrian zone; and
- Provide storage lockers and bicycle racks at appropriate locations, specifically within the Town Center and near the train station.

The Applicant is improving the frontage of the Subject Property along Metropolitan Avenue with a five-foot-wide sidewalk, green panel, and curb to separate the roadway from the pedestrian zone. The Applicant is providing bicycle racks as required on the southeast portion of the Subject Property.

Under “Design” in the Area Wide Recommendations section, the Sector Plan provides the following recommendations for the Subject Property:

- Orient buildings to the sidewalk with display windows and entrances;
- Encourage pedestrian-level ornamentation, signage, and architectural details;
- Minimize curb cuts to reduce conflicts between pedestrians and vehicles;
- Provide adequate parking for proposed land uses while using strategies to reduce demand, consolidate supply, and use space efficiently. Minimize visual impact of parking facilities and encourage on-street parking;

The existing building is set back approximately 16 feet from the existing right-of-way line for Metropolitan Avenue. The Applicant must dedicate additional right-of-way for the Sector Plan recommended 70-foot right-of-way (35 feet from centerline) along Metropolitan Avenue (MD 192), which makes up almost the entire area between the existing building and the current right-of-way line. A sidewalk will be constructed within the right-of-way and adjacent to the building front, and a green panel will be installed between the sidewalk and curb of Metropolitan Avenue. This allows the Applicant to install the pedestrian facilities required by the Sector Plan and Subdivision Regulations while minimizing curb cuts and conflicts between pedestrians and vehicles. Signs are located on the building and are of a pedestrian scale. The current land use requires minimal parking, and the adjacent public parking lot should accommodate the actual needs of the current use, which aides in consolidating supply and using space efficiently as recommended by the Sector Plan. The Applicant is seeking a waiver of all required on-site parking from MCDPS.

Site Specific Recommendations

The site specific recommendations of the Sector Plan are primarily focused on the adjacent Konterra Property. However, the more general recommendations of this section include:

- Preserving existing retail and service industrial uses in much of this area; and
- Proposed zoning for this area adds the opportunity for residential uses while maintaining the existing nonresidential uses in place.

The purpose of this Application is to improve the existing building and preserve and maintain the existing commercial use in place.

Based on the analysis above and conditions of this report, staff finds the proposed Preliminary Plan is in substantial conformance with the *Kensington Sector Plan*.

COMPLIANCE WITH ZONING ORDINANCE AND SUBDIVISION REGULATIONS

Staff has reviewed the application for compliance with Chapter 50 of the Montgomery County Code, the Subdivision Regulations. With the improvements proposed, access and public facilities will be adequate to support the proposed lots, density, and use. The proposed lot size, width, shape, and orientation are appropriate for this type of subdivision. The proposed development meets all dimensional requirements of the CRT1.5 C1.5 R1.5 H60 Zone as specified in the Zoning Ordinance. Finally, the application has been reviewed by other applicable County agencies, all of whom have recommended approval of the Preliminary Plan (Attachment F).

PB:ha: N:\Area 2 Division\Butler\120110220 KnowlesEstatesStaffReportFinal

Attachments:

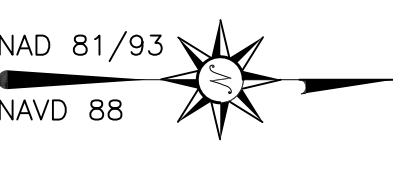
- A. Preliminary Plan
- B. Letter from Town Manager Sanford Daily of the Town of Kensington
- C. FCP Exemption Letter
- D. Stormwater Management Exemption Letter
- E. Sector Plan Pages
- F. Agency Approvals

- GENERAL NOTES**
1. PREPARED DATA: PART OF LOT 16, KNOWLES ESTATES PLAT 24, LOT AREA, 7,686.89 SQUARE FEET OR 0.1764 ACRES. ZONING: CRT (AS OF DEC. 2012)
 2. WATERSHED: LOWER ROCK CREEK WSSC 200 SHEET 213 NW 03
 3. WSSC MAP PAGE 36 GRID D-3
 4. WATER AND SEWER CATEGORIES: PUBLIC WATER & SEWER
 5. PRELIMINARY PLAN #2010220
 6. EXISTING SITE DATA: PROPERTY LINES SHOWN HEREON WERE TAKEN FROM FIELD OBSERVATIONS AND AVAILABLE RECORDS. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. TOPOGRAPHY AND EXISTING FEATURES SHOWN HEREON WITHIN 100 FEET OF SUBJECT PROPERTY PER FIELD SURVEY CONDUCTED BY O'CONNELL & LAWRENCE, INC., JUNE 2010 AND REVISED APRIL 2012. ALL ADDITIONAL FEATURES ARE SHOWN PER AVAILABLE PUBLIC RECORDS.
 7. HORIZONTAL DATUM: NORTH AMERICAN 83 (NAD 83)
 8. VERTICAL DATUM: MEAN SEA LEVEL (MSL)
 9. ALL IMPROVEMENTS WITHIN 100 FEET OF THE SUBJECT PROPERTY HAVE BEEN LOCATED. THE PROPERTY IS LOCATED WITHIN THE TOWN OF KENSINGTON, MARYLAND, WHICH IS A SPECIAL MUNICIPALITY AND TAKING DISTRICT.

10. UTILITY LOCATIONS SHOWN HEREON TAKEN FROM FIELD OBSERVATIONS WHERE SURFACE INDICATIONS EXIST AND AS-BUILT WSSC PLAN ENTITLED "ELECTION DISTRICT NO. 13 (13TH) ELECTION DISTRICT" (DATE OF RECORDATION: 08/27/2007) AND "ELECTION DISTRICT NO. 23 (23RD) ELECTION DISTRICT" (DATE OF RECORDATION: 08/27/2007). DIGGING OF TEST PITS AT ALL UTILITY LOCATIONS IS RECOMMENDED. CONTACT "THIS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
11. UTILITY SERVICE COMPANIES PROVIDING SITE SERVICE INCLUDE: WATER/SEWER: WSSC GAS: MARYLAND STATE HIGHWAY ADMINISTRATION (SHA) ELECTRIC: PECO
12. SOILS/ENVIRONMENTAL DATA: DATA SHOWN HEREON WAS OBTAINED FROM A SOIL CONSERVATION SERVICE SOILS SURVEY FOR MONTGOMERY COUNTY, MARYLAND, MAP 24 AND INCLUDES: TYPE: 400 (URBAN LAND) NO PORTION OF THE SITE IS CLASSIFIED AS ENVIRONMENTALLY SENSITIVE. NO PORTION OF THE SITE IS LOCATED IN A 100-YEAR FLOODPLAIN, FLOODWAYS, OR IN A SPECIAL PROTECTION AREA. RECORD #191,898 OF THE EXISTING SITE (1/25/21/5 57) IS REFERENCED.
13. PROPOSED SITE DATA: PROPOSED USE: RETAIL (SAME AS EXISTING USE) - EXPANDED AREA TO BE USED FOR WAREHOUSING/STORAGE
14. THIS SITE IS EXEMPT FROM FOREST CONSERVATION PER ELECTION 4201040E. THIS SITE IS CONDITIONALLY EXEMPT FROM FORESTWATER MANAGEMENT PER LETTER FROM MR. ROCK BRUSH, DIRECTOR OF FORESTWATER MANAGEMENT, MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES DATED 9/22/2010.
15. THERE IS NO PROPOSED GRADING REQUIRED FOR THIS PRELIMINARY PLAN OF SUBDIVISION.
16. THIS SITE IS LOCATED IN THE LIMITS OF THE TOWN OF KENSINGTON.
17. EXISTING WATER SERVICE IS PROVIDED BY A 1.5" LINE; THIS LINE IS TO BE REMAIN AT THIS SIZE IN THE SAME LOCATION. EXISTING SANITARY SERVICE IS TO BE UPGRADED TO 8" LINE. THE EXACT LOCATION OF THE SANITARY LINE IS UNKNOWN. THE WATER LINE WILL BE UPGRADED. IF REMOVED, NO ON-SITE PARKING WILL BE PROVIDED ON THIS SITE. PARKING TO BE PROVIDED IN THE ADJACENT MUNICIPAL PARKING LOT THROUGH MULTIPLE FOUR HOUR PARKING METERS.
18. PARKING SHALL NOT BE PERMITTED IN THE AREA OF THE PROPOSED 5' PEDESTRIAN WALKWAY. THE OWNER SHALL POST SIGNS ON THE FACE OF THE BUILDING PROHIBITING PARKING IN THIS AREA. THE STRIPED WALKWAY SHALL BE FULLY ACCESSIBLE AND MEET ALL ADA CODES AND STANDARDS.
19. PROPOSED AREA OF DEDICATION TO THE MARYLAND STATE HIGHWAY ADMINISTRATION (SHA) TO BE USED FOR THE EVENTUAL WIDENING OF METROPOLITAN AVENUE. THE OWNER SHALL RETAIN THE RIGHTS AND INTERESTS IN THIS STRIPED WALKWAY ACCEPTED IN A RECORDED DOCUMENT BY SHA, NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED IN THIS STRIP.
20. ALL ADA RAMPS AT THE CORNER OF ST. PAUL ST. AND METROPOLITAN AVE. (THREE) SHALL BE UPGRADED TO MARYLAND STATE HIGHWAY ADMINISTRATION STANDARD (AS REQUIRED). REFER TO FINAL DESIGN DOCUMENTS FOR FULL CONSTRUCTION DETAILS.
21. PEDESTRIAN/ADA MOBILITY SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. ALL SIDEWALKS AND ADA RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SHA AND ADA STANDARDS. REFER TO FINAL DESIGN DOCUMENTS FOR FULL DETAILS.
22. ALL HMA REPAIR SHALL BE CONDUCTED IN ACCORDANCE WITH MARYLAND SHA STANDARDS. SEE FINAL DESIGN DOCUMENTS FOR FULL DETAILS.
23. TOTAL LIMITS OF DISTURBANCE EXCLUDE THE AREA OF THE EXISTING BUILDING.

PROPOSED PROPERTY LINE DATA

LINE	BEARING	DISTANCE
L1	N 49°00'00" E	46.57'
L2	S 55°42'00" E	125.00'
L3	S 49°00'00" W	46.57'
L4	N 55°42'00" E	125.00'



ZONING DATA TABLE

	EXISTING/REQUIRED	PROVIDED PER THIS PLAN
ZONING	CRT*	CRT*
PROPERTY SIZE	7,686.89 SF	5,624.39 SF
FRONT SETBACK	0'	0.477*
		0' (NO CHANGE)*
		ST. PAUL ST.
SIDE SETBACK	0'	14.09' (WEST)
REAR SETBACK	0'	1.55' (EAST)**
BLDG. HEIGHT	42' MAX.	40' +/-
DENSITY	10,000 SF GFA MAX**	8,048 GFA
PUBLIC USE SPACE	N/A	N/A
RES. AMENITY SPACE	N/A	N/A
PARKING (10 SPACES REQUIRED PER CODE SECTION 59-E-3.7)	NO MARKED PARKING ON-SITE***	10 (PROVIDED IN ADJACENT PUBLIC LOT)***
MPDUS	N/A	N/A
TOR UNITS	N/A	N/A

* AS OF DEC. 2012.
 ** PER SECTION 59-C-157(A) OF MONT. COUNTY CODE. THE MAX. DENSITY IS THE GREATER OF 0.5 FAR (3,845,445 SF) OR 10,000 SF OF GFA.
 *** CURRENTLY, NO EXISTING STRIPED PARKING EXISTS ON-SITE. PARKING TO BE PROVIDED IN ADJACENT PARKING LOT. ADJACENT LOT CONTAINS MULTIPLE FOUR HOUR METERED SPACES TO BE USED BY LOCAL BUSINESSES. SUPPORT LETTER FROM THE TOWN OF KENSINGTON PROVIDED.

LEGEND

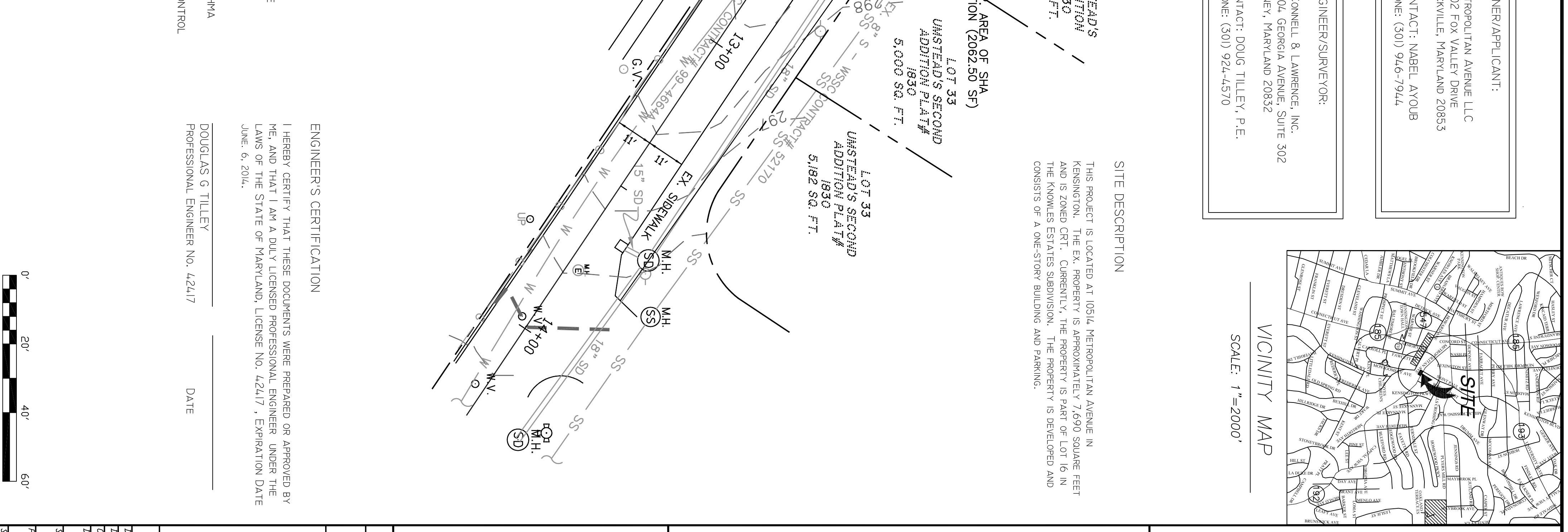
- THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING
- PROPERTY LINE
 - EXISTING CONTOUR
 - SETBACK
 - EASEMENT
 - 2B
 - 2A
 - SOILS BOUNDARY
 - LIMITS OF DISTURBANCE
 - EXISTING WATERLINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING GAS LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM DRAIN
 - EXISTING STORM DRAIN MANHOLE/INLET
 - EXISTING TREES
 - PROP. HINGED DOOR
 - PROP. INVERTED U BIKE RACK
 - PROP. COLLAPSIBLE PEDESTRIAN BOARD
 - PROP. RAMP PER SHA STANDARD NO. MD-655.11
 - EXISTING MANHOLE
 - ELECTRIC MANHOLE
 - WATER VALVE
 - GAS VALVE
 - WATER METER
 - GAS METER
 - ELECTRIC POLE
 - CLEAN OUT
 - UTILITY POLE
 - FIRE HYDRANT
 - SIGN
 - LIGHT POLE
 - EXISTING PAVING
 - PROP. 5' STRIPED PEDESTRIAN PATH (2% MAX SLOPE, ADA ACCESSIBLE)
 - PROP. AREA OF SHA DEDICATION PER THIS PLAN (TOTAL AREA: 2062.50 SF)

MD SHA STANDARD DETAIL LIST

- THE FOLLOWING STANDARDS (CONSTRUCTION AND TEMPORARY TRAFFIC CONTROL) ARE REQUIRED FOR THIS PROJECT:
- A. MD-655.11 SIDEWALK RAMPS - PERPENDICULAR
 - B. MD-578.03 PERMANENT PATCHING FOR RIGID OR FLEXIBLE PAVEMENT USING HMA
- NOTE: ADDITIONAL STANDARDS REQUIRED FOR CONSTRUCTION/TEMPORARY TRAFFIC CONTROL WILL BE PROVIDED WITH FINAL DESIGN DOCUMENTS.

SITE DESCRIPTION

THIS PROJECT IS LOCATED AT 10514 METROPOLITAN AVENUE IN KENSINGTON. THE EX. PROPERTY IS APPROXIMATELY 7,050 SQUARE FEET AND IS ZONED CRT. CURRENTLY, THE PROPERTY IS PART OF LOT 16 IN THE KNOWLES ESTATES SUBDIVISION. THE PROPERTY IS DEVELOPED AND CONSISTS OF A ONE-STORY BUILDING AND PARKING.



OWNER/APPLICANT:
 METROPOLITAN AVENUE LLC
 3902 FOX VALLEY DRIVE
 ROCKVILLE, MARYLAND 20853
 CONTACT: NABEL AVOUB
 PHONE: (301) 926-7944

ENGINEER/SURVEYOR:
 O'CONNELL & LAWRENCE, INC.
 17904 GEORGIA AVENUE, SUITE 302
 OLNEY, MARYLAND 20852
 CONTACT: DOUG TILLEY, P.E.
 PHONE: (301) 924-4570

O'Connell & Lawrence, Inc.
 Construction Consultants, Engineers, Surveyors
 17904 Georgia Avenue, Suite 302
 Olney, Maryland 20832
 Tel: (301) 924-4570 * Fax: (301) 924-5872

PRELIMINARY PLAN OF SUBDIVISION

LANDS OF PARCEL N485 & LOT P16
KNOWLES ESTATES
 10514 METROPOLITAN AVENUE
 WSSC GRID 213 NW 03 TAX MAP HP 53
 (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

ITEM	REVISION	DATE	BY
1	PER M-NEPPC INITIAL APP. COMMENTS	3/1/11	DGT
2	PER DRC COMMENTS	1/18/12	DGT
3	REVISED EXISTING CONDITIONS	4/4/12	GH
4	PER SHA COMMENTS	9/14/12	GH
5	PER P&P COMMENTS	12/17/12	DGT

DATE: 10/18/10
 SCALE: 1" = 20'
 PROJECT/TITLE NO: 010-019
 SHEET NO: 1 OF 1

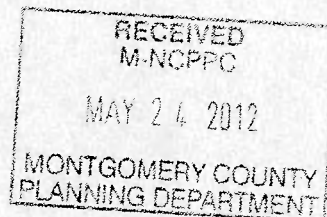
ATTACHMENT B
Mayor Peter C. Fosselman

Council Member Mackie A. Barch
Council Member John E. Thompson



Council Member Sean P. McMullen
Council Member Lydia Sullivan

Town Manager Sanford W. Daily
3710 Mitchell Street Kensington, MD 20895
301-949-2424
swdaily@tok.md.gov



April 11, 2012

Mr. Patrick Butler
Montgomery Regional Office
Maryland National Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Ayoub N & H, 10516 Metropolitan Avenue

Dear Mr. Butler:

This is to advise you that the Town of Kensington has a License Agreement with Montgomery County for a portion of the property located at 10450 Metropolitan Avenue, which is right next to Ayoub Carpets. If you would like a copy of this agreement please let me know and I will send you PDF copy of the agreement.

There are currently 52 spaces in the lot of which 3 are marked for Handicapped Parking. In addition, there are 23 spaces marked as "All Day Parking Permitted" which the Mayor and Council have approved, which are currently being used primarily by MARC commuters. The rest of the spaces are limited to "4 Hour Parking" in order provide parking for the businesses and their customers in this part of town.

Sincerely yours,

Sanford Daily
Town Manager

Mayor Peter C. Fosselman

**Council Member Mackie A. Barch
Council Member John E. Thompson**



**Council Member Sean P. McMullen
Council Member Lydia Sullivan**

**Town Manager Sanford W. Daily
3710 Mitchell Street Kensington, MD 20895
301-949-2424
www.TOK.md.gov**

July 18, 2011

Mr. Patrick Butler
Montgomery Regional Office
Maryland National Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Ayoub N & H, 10516 Metropolitan Avenue

Dear Mr. Butler:

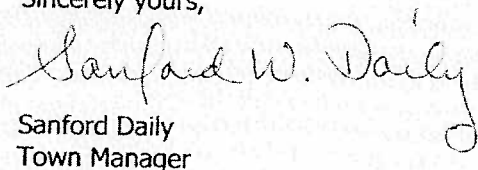
This is to advise you that one of our local businesses in Kensington, Ayoub N & H, is applying for a building permit to construct a second floor addition to their building. During this process it was discovered Ayoub needed a subdivision plat for their parcel. Subsequently, as part of the entire process it was determined the master plan required right-of-way set back requirements and access to their parking from the State Highway Administration would not be available.

Mr. Ayoub has asked the Town of Kensington for assistance regarding this dilemma. As you may, the Town has entered into a license agreement with Montgomery County government to construct a 54 space parking lot, immediately adjacent to the Ayoub site. The Town has solicited bids for the construction of the parking lot and will execute the contract momentarily; after which a "notice to proceed" will be issued. Once the facility is finalized the Mayor and Town Council will determine what proportion of the spaces will be available to retail customers of the adjacent businesses and possibly accommodate MARC Train commuters with majority of spaces designated to retail users. Those spaces allotted for commercial business will be metered to make them available to adjacent businesses for their customers, including Ayoub N & H.

In addition, there will be a sharing of net revenue with Montgomery County in accordance with an executed agreement between the two agencies.

Please give consideration to the location of this parking as being available to satisfy their parking requirements.

Sincerely yours,


Sanford Daily
Town Manager

Cc: Peter Fosselman, Mayor
Diane Schwartz Jones, Assistant Chief Administrative Officer, Montgomery County

Mayor Peter C. Fosselman

**Council Member Mary Donatelli
Council Member Sean McMullen**



**Council Member Sharon Scott
Council Member John Thompson**

January 7, 2009

Reginald Jetter
Chief, Division of Casework Management
Montgomery County Department of Permitting Services
255 Rockville Pike
Rockville, MD 20850

Dear Mr. Jetter,

On December 3, 2008 a business located in the Town of Kensington applied for a waiver to Section 59-E-3.7 of the Montgomery County Zoning Ordinance. This letter is to advise you that the Town of Kensington supports the parking waiver request of Ayoub N & H, located at 10516 Metropolitan Avenue, Kensington, MD 20895.

The request for the waiver and the solutions that are detailed in the letter by Mr. Nabel Ayoub, the business owner, are positive and reasonable. Mr. Ayoub has suggested his business be permitted to have ten existing off-street parking spaces, plus six off-site and off-street parking spaces; with the six additional off-site spaces to be provided by the Town in one of the public lots, owned and maintained by the Town. I believe this solution will benefit the applicant as well as the surrounding businesses.

Kensington is currently working with Park & Planning to revise its 30-year-old Sector Plan. One of the major goals is to provide the right conditions for revitalization and this kind of proposed expansion of Ayoub Carpet is exactly the kind of improvement we are looking towards for our commercial district. In addition, agreement is near conclusion between the Town and Montgomery County for the Konterra Cement Lot, which will provide numerous additional parking spaces adjacent to the Ayoub Carpet business in the near future.

Ayoub Carpet has been a good neighbor and we look forward to continuing to have them as a vital and thriving business. I believe that approving the parking waiver for Ayoub Carpet would help them achieve this.

Sincerely,

Peter Fosselman

Cc: Town Council
Nabel Ayoub

ATTACHMENT C



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 5, 2010

Nabel Avoub
Metropolitan Avenue LLC
10516 Metropolitan Avenue
Kensington, MD 20895

Dear Nabel Avoub:

This letter is to inform you that your request for an exemption from submitting a forest conservation plan 42011048E, 10514 Metropolitan Avenue, is confirmed. This plan approved on October 5, 2010 is in compliance with Chapter 22A-5.(s)(1) of the Forest Conservation Law. This exemption covers an activity conducted on a tract of land less than 1.5 acres with no existing forest, or existing specimen or champion tree, and the afforestation requirements would not exceed 10,000 square feet.

An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance. The property owner, construction superintendent, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

Any changes from the approved exemption request may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications planned to the approved plan, a separate amendment must be submitted to M-NCPPC for review and approval prior to those activities occurring.

If you have any questions regarding these actions, please feel free to contact me at (301) 495-4701.

Sincerely,

Mary Jo Kishter
Senior Planner

Cc: NRI/FSD 42011048E
James Baish

Z:\NRI_FSD Exemptions\FY 11\42011048E_10514MetropolitanAvenue_mjk.doc

Attachment D

O'C & L O'Connell & Lawrence, Inc. ATTACHMENT D

Construction Consultants ♦ Engineers ♦ Surveyors

September 23, 2010

Mr. Rick Brush
Director, Water Resources Section
Montgomery County Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850

RECEIVED

SEP 24 2010

Department of
Permitting Services

Re: Stormwater Management Conditional Exemption Request
Ayoub N&H Carpet and Rugs Warehouse Expansion
Part of Lot 16, Knowles Estates
10514 Metropolitan Avenue
Kensington, MD 20865

Dear Mr. Brush:

The purpose of this letter is to respectfully request a conditional exemption from Stormwater Management requirements for the proposed development referenced above. The referenced site is a 7,500 SF lot located at the corner of Metropolitan Avenue and St. Paul Street in Kensington, Maryland, designated as part of Lot 16 of Knowles Estates. The site is currently improved with a one-story, 4,000 SF brick building used for commercial purposes. The remainder of the site is paved and contains a small parking lot. The project is subject to preliminary plan approval in order to obtain a building permit for the proposed work.

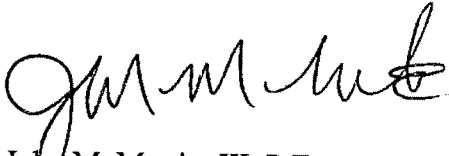
An exhibit showing the proposed improvements to the site is included as Attachment A. The proposed improvements include adding a second floor to the existing building, minor cosmetic changes to the exterior of the first floor of the building, and upgrading the waterline to the building. The total disturbed area for the site is less than 5,000 SF.

Per Section 1.2 of the 2007 Maryland Stormwater Design Manual, the State of Maryland stormwater management design regulations apply only to construction activities that disturb upwards of 5,000 SF. According to Montgomery County Department of Permitting Services (MCDPS) staff, this condition is dependent on whether the project qualifies as an "Addition" or as "New Construction". All projects within Montgomery County that are considered "New Construction" are required to comply with Erosion and Sediment Control requirements and, by code, are required to comply with Maryland and Montgomery County Stormwater Management requirements. "Additions" are not subject to this condition. At this time, the classification for this project has not been determined; per MCDPS staff, this determination will be made at the time of Building Permit review.

Therefore, we would like to request a conditional exemption of Stormwater Management requirements. This exemption will be granted until the time of Building Permit review, and until a determination whether this project will be classified as "New Construction" or as an "Addition" is made. Upon the classification of the project, we will revisit Stormwater Management and determine whether it will be required for the project.

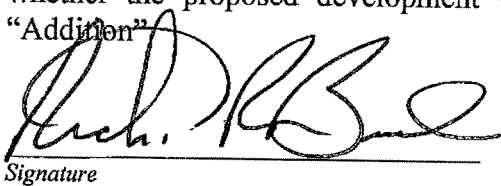
If you agree that this site will qualify for a conditional exemption from Stormwater Management requirements until the time of project classification, please indicate so by signing below and returning a copy of this signed letter to us. If you have comments, questions, or require additional information, please contact us at your convenience.

Very truly yours,
O'Connell & Lawrence, Inc.

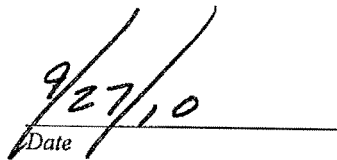


John M. Martin, III, P.E.
Vice President of Engineering

The development activities proposed on Knowles Estates, Part of Lot 16, also known as 10514 Metropolitan Avenue, as shown on Attachment A, are hereby granted a conditional exemption from Stormwater Management requirements. This exemption shall be valid until it is determined whether the proposed development will be classified as either "New Construction" or an "Addition"



Signature



Date

Rick Brush
Director, Water Resources Section
Montgomery County Department of Permitting Services

ATTACHMENT E

Improvements in MARC commuter rail service over the life of this Plan—including service enhancements, increased parking, and improved pedestrian connections to the station—can make an important contribution to reducing vehicle trips in Kensington.

Finally, ²Montgomery County is studying the feasibility of bus rapid transit systems along a number of highway corridors, including Connecticut Avenue. Using dedicated rights-of-way along these routes for high occupancy buses could offer a significant alternative for commuters and contribute to sustainable development. Bus rapid transit planning results completed to date indicate that the Plan's recommended typical section is appropriate, although additional right-of-way needs may be identified for bus priority treatments at specific locations in the Plan area during subsequent design studies. ←

The Plan recommends:

- Extend Summit Avenue as a Business District Street with a 60-foot right-of-way and two travel lanes from Plyers Mill Road to Connecticut Avenue, via Farragut Avenue.
- Reduce the target speed of Connecticut Avenue in Kensington to 30 miles per hour to enhance pedestrian comfort and safety.
- Encourage pedestrian-centered urban design by using narrower urban road sections from the County's context-sensitive design standards.
- Confirm the *Countywide Bikeways Functional Master Plan* for signed, shared roadways on routes in the Plan area.
- Provide energy efficient lighting, where appropriate, along major highways, arterials, business district streets, and connections to residential areas to provide adequate lighting for pedestrians and bicyclists.
- Provide clear and bold markings for pedestrian crosswalks, clearly identifying the pedestrian zone.
- Provide storage lockers and bicycle racks at appropriate locations, specifically within the Town Center and near the train station.
- Direct pedestrians to the important places in Kensington with clear signs.

Design

Scale is a fundamental tenet of urban design and defines how people think about the spaces they move through and how they perceive the built environment. The neighborhoods of Kensington and its Antique Row illustrate the Town's scale.

Scale is a function of many factors:

- street width
- height
- structure mass or size
- setbacks
- separation distances.

This Plan's design framework, defined through zoning and illustrated by urban design guidelines, can help shape and blend Kensington into a walkable and livable community. Insert photos 17, 18, 19, 20 ✓

Street-Oriented Development

Streets should be safe, pedestrian-oriented environments that create an animated community life along the sidewalks to encourage high levels of pedestrian activity.

- Orient buildings to the sidewalk with display windows and entrances.
- Encourage pedestrian-level ornamentation, signage, and architectural details.
- Minimize curb cuts to reduce conflicts between pedestrians and vehicles.
- Provide street trees and furniture to improve aesthetics and functionality for pedestrians.
- Provide energy efficient street lighting, where appropriate, to improve safety and security along Major Highways, Arterials, and Business District Streets. Areas of high pedestrian activity or primary pedestrian routes should have pedestrian-scale lighting to illuminate the sidewalk.
- Minimize conflicts with motorists, transit buses, and pedestrians through low target speeds for vehicles, access management, and reduced curb cuts.
- Provide adequate parking for proposed land uses while using strategies to reduce demand, consolidate supply, and use space efficiently. Minimize the visual impact of parking facilities and encourage on-street parking.
- Provide a pedestrian path in the area of the Montgomery County Housing Opportunities Commission headquarters on Summit Avenue to improve pedestrian connectivity.

Historic Preservation

Maps 3 and 4 show Kensington's Historic District, which was added to the *Master Plan for Historic Preservation* in 1986. The District includes residential sections along both sides of Connecticut Avenue, Antique Row, along Howard

- Reduce imperviousness and institute water pollution control measures in this area. A stormwater management treatment facility on parkland at the foot of West Howard Avenue is not recommended.
- Include tree planting in stormwater treatment areas, where feasible.

Silver Creek

- Undertake a collaborative and comprehensive study between the Town of Kensington and The Maryland-National Capital Park and Planning Commission that will identify ways to eliminate flooding at the culvert under Oberon Street.

Insert photo 46 with caption: Silver Creek

- Remove the concrete stream channel in Silver Creek, replacing it with a natural streambed substrate and buffer.

CS-1, CS-2 Konterra and Metropolitan Avenue South

This 6.2-acre area is located on the south side of Metropolitan Avenue and east of the intersection of Metropolitan Avenue and Plyers Mill Road. Preserving existing retail and service industrial uses in much of this area is desirable. The proposed zone adds the opportunity to introduce some residential uses while maintaining the existing nonresidential uses in place. The 60-foot building height is needed to accommodate additional density in a mixed-use development with public benefits, such as quality design, streetscape, open space, or public parking, and create a mixed-use, pedestrian-centered realm on both sides of Metropolitan Avenue.

The Town plans to use a portion of the Konterra property, a former concrete plant site, for additional public parking and for other civic uses. This Plan's recommended CSX pedestrian crossing should be located on a portion of this property. This Plan recommends the CRT Zone to encourage a mixed-use development on the portion not used for parking and civic space. Revitalization in this area should incorporate additional open space and use best management practices for stormwater management.

This Plan recommends a height of 60 feet with the option to explore going up to 75 feet on the Konterra property if the additional height can be provided in a manner compatible with surrounding uses and if public amenities are provided that exceed the requirements of the CRT Zone, to the extent practicable. Potential amenity options include, but are not limited to, a pedestrian overpass or a pedestrian underpass, or other significant architectural features that diminish the height effect. Substantial public and Town of Kensington participation in project design and implementation through a charrette and Town Council review will be an important element of a successful project and can help to identify design options that would diminish the impact of additional height at this location and ensure compatibility.

The Planning Board must make an affirmative finding that the superior quality of the design, provision of amenities beyond that required in the CRT Zone, and

ATTACHMENT F



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

October 22, 2012

Mr. Douglas Tilley, P.E.
O'Connell & Lawrence, Inc.
17904 Georgia Ave., Suite 302
Olney, Maryland 20832-2239

RE: Montgomery County
MD 192
Knowles Estates
SHA Tracking No: 12APMO035XX
Mile Post: 0.66

Dear Mr. Tilley:

Thank you for the opportunity to review the resubmitted design plans, dated September 27, 2012, for the proposed Knowles Estates development in Montgomery County. The State Highway Administration (SHA) offers the following comments:

Innovative Contracting Division Comments:

1. Along the front of the building, the proposed pedestrian striped travel way should be carried straight through without the bend.
2. The proposed ramp located near the building corner will create an obstacle to pedestrians to access the ramp and a collision between pedestrians and anyone who accesses the hinge door. Therefore, the proposed ramp design should be revised and meet SHA standards.
3. It seems the proposed ramps at the southeast corner of St. Paul Street and MD 192 are MD 655.11 and the length will need to be 13' long (8' running slope and 5' landing area at top with 2% in all directions). Is there enough clearance to achieve a 5' travel way throughout? If not, then a Cut-Through with a 5' travel way will work at this location. See attached sheet #1 for more details
4. At the southwest corner of the intersection, the proposed ramp should be built to a MD 655.12 specification with a landing area 8' wide for a double crossing across St. Paul Street and Metropolitan Boulevard. See attached sheet #2 for more details
5. At the northwest corner of the St. Paul Street and Metropolitan Boulevard intersection, multiple ramps should be provided. See attached sheet # 3 for more details.
6. At the northeast corner of the St. Paul Street and Metropolitan Boulevard intersection, the proposed ramp should be built to a MD 655.12 specification with a landing area 8' wide for a double crossing across St. Paul Street and Metropolitan Boulevard.
7. The proposed ramps at the entrance from St. Paul Street should have a minimum 5' wide pedestrian pathway and maximum 2% cross slope must be maintained across the entire entrance.

For further clarification on the above comments, please contact our Innovative Contracting reviewer Mr. John Vranish at (410) 545-8778.

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

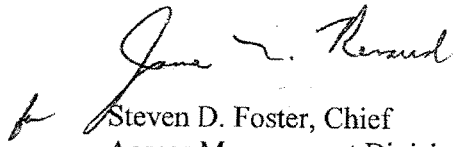
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

Access Management Division Comments:

1. Please add a North Arrow to the Vicinity Map.
2. According to our up-to-date imagery records, there is an existing concrete apron between eastbound Metropolitan Avenue edge of pavement and the area under consideration for dedication. Please add the existing drainage apron to the design plan sheet.
3. Label the existing right of way line and easements and include the right of way plat numbers.
4. *As previously requested on our review letter dated June 27, 2012*, please provide a pedestrian and ADA mobility during construction.

Further review of this project will be withheld until the above comments have been addressed. Please submit 2 sets of revised plans, a digital pdf copy on CD as well as a written point-by-point response, to reflect the comments noted above directly to Mr. Steven Foster attention of Mr. Mickeyas Mengistu. Please reference the SHA tracking number on future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. If you have any questions, or require additional information, please contact Mr. Mickeyas Mengistu at (410) 545-8849, by using our toll free number in Maryland only at 1-800-876-4742 8849 via email at mmengistu@sha.state.md.us.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/JWR/MM

cc: Mr. Gregory Leck, Montgomery County DOT
Mr. Sanford Daily, Town of Kensington, 3710 Mitchell St., Kensington, MD 20895
Mr. Nabel Ayoub, Metropolitan Avenue LLC,
3902 Fox Valley Drive, Rockville, Maryland 20853
Mr. Scott Newill, SHA - Access Management Division
Mr. Mark McKenzie, SHA - Access Management Division
Mr. Patrick Butler, The Maryland-National Capital Park & Planning Commission
Mr. John Vranish, SHA – Innovative Contracting Division
Mr. Victor Grafton, SHA – District 3 Utility Engineer
Mr. Mark Loeffler, SHA – Utility Area Engineer – Montgomery County



FIRE MARSHAL COMMENTS

DATE: 10-Sep-12
TO: Douglas Tilley - tilld@odinc.com
O'Connell & Lawrence
FROM: Marie LaBaw
RE: Ayoub Property (Knowles Estates)
120110220

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **10-Sep-12**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.