

Preliminary Plan 120090300, Boyds Highlands

cn Calvin Nelson, Jr. Planner Coordinator, Area 3 calvin.nelson@montgomeryplanning.org 301-495-4619
RAW Richard Weaver, Acting Supervisor, Area 3 richard.weaver@montgomeryplanning.org 301-495-4544
JAC John Carter, Division Chief, Area 3 john.carter@montgomeryplanning.org 301-495-4575

Staff Report Date: 01/18/13

Description

Preliminary Plan 120090300: Boyds Highlands

A request to resubdivide an existing lot into three lots for three one-family detached units on 11.01 acres of land in the RE-2 Zone. Located on the north side of Barnesville Road (MD 117), approximately 950 feet southeast of Slidell Road, in the Boyds Master Plan area.

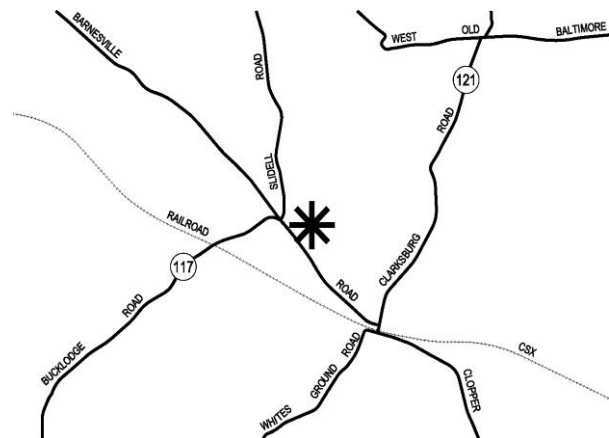
Application Filing Date: March 31, 2009
Applicant: William P. Kamachaitis
Review Basis: Chapter 50 and Chapter 22A

Staff Recommendation: Approval with conditions and adoption of the Resolution.

Summary

Summary

- Request to create a 5.8-acre lot for an existing dwelling, and two, 2.6-acre lots for two new dwellings in the RE-2 Zone.
- All three lots will be served by the existing driveway access point from Barnesville Road.
- The Application meets the resubdivision criteria.
- The Application complies with the Forest Conservation Law.
- Staff has not received any correspondence from citizens regarding this Application.



RECOMMENDATION: Approval, subject to the following conditions:

- 1) This Preliminary Plan is limited to three lots for three (3), one-family residential dwelling units.
- 2) The Applicant must comply with the conditions of approval for the preliminary forest conservation plan approved as part of this Preliminary Plan, subject to:
 - a) The Applicant must obtain approval of a Final Forest Conservation Plan from the Planning Department prior to the issuance of a Sediment Control Permit from the Montgomery County Department of Permitting Services. The Final Forest Conservation Plan must be consistent with the approved Preliminary Forest Conservation Plan.
 - b) Prior to the start of clearing and grading, Applicant must enter into a two-year Maintenance and Management Agreement for any on-site planting required.
 - c) Prior to the start of clearing and grading, Applicant must obtain the M-NCPPC Office of General Counsel approval of a Certificate of Compliance agreement for any offsite forest planting required.
- 3) The Planning Board has accepted the recommendations of the Maryland State Highway Administration (MDSHA) in its letter dated May 11, 2009, and does hereby incorporate 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.
- 4) Prior to issuance of access permits, the Applicant must satisfy the provisions for access and improvements as required by MDSHA.
- 5) The Planning Board has accepted the recommendation of the Department of Permitting Services (MCDPS), Well & Septic Section, in its letter dated October 10, 2011, and does hereby incorporate 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 MCDPS – Well and Septic Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 6) The Planning Board has accepted the recommendation of the MCDPS, Water Resources Section, in its letter dated February 23, 2009, and does hereby incorporate 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 MCDPS – Well and Septic Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 7) Prior to recordation of a record plat, the Applicant must have the stormwater management concept recertified by MCDPS.
- 8) The record plat must reflect an ingress/egress and public utilities easement thirty feet in width along the shared driveway.

- 9) 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 issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board’s approval.”
- 10) The record plat must show existing and proposed Category 1 conservation easements and other necessary easements.
- 11) The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.

SITE DESCRIPTION

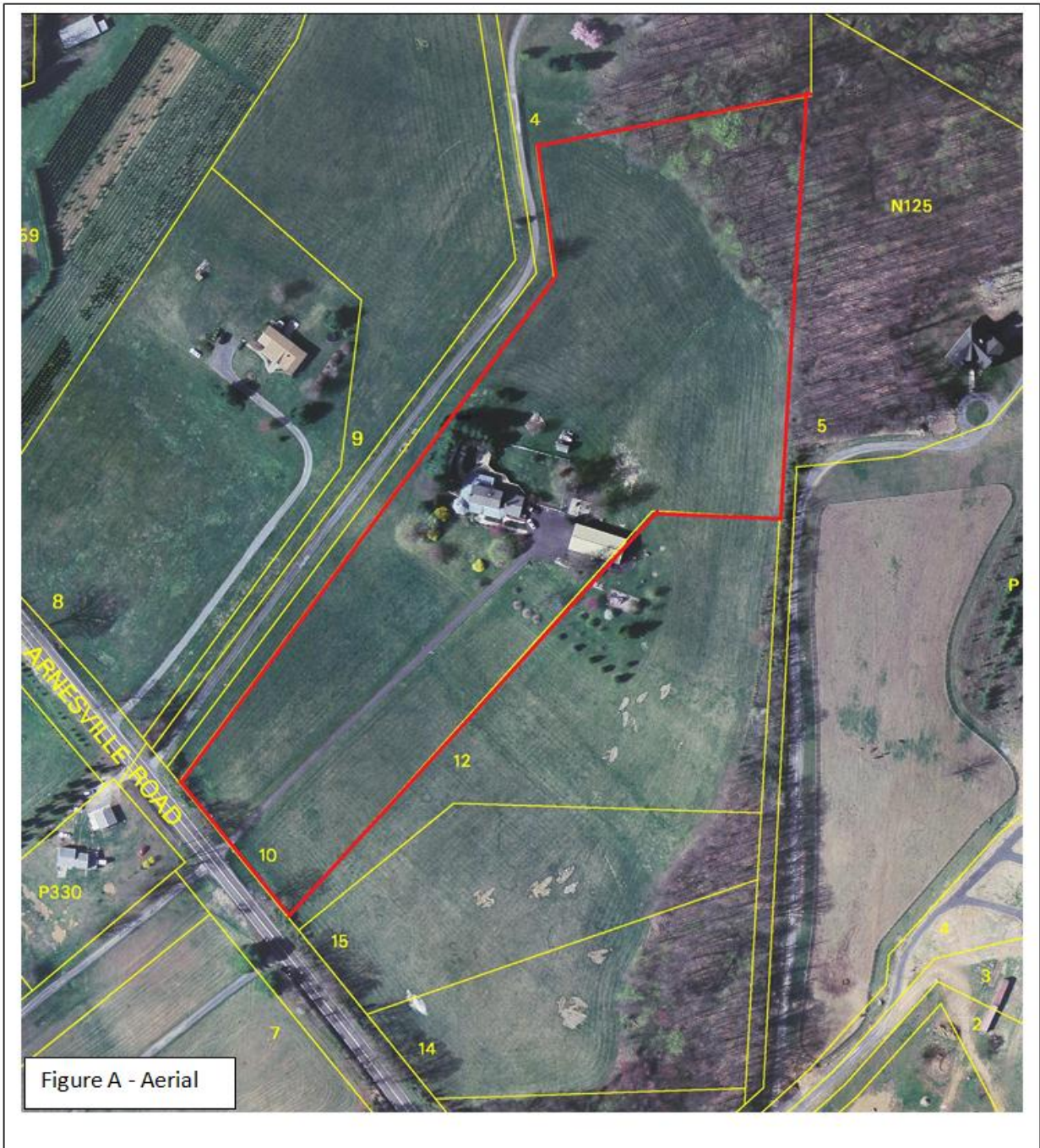
The subject property is identified as Lot 10 on Plat No. 23475, Boyds Highlands. The 11.01 acre Property is zoned RE-2 and is located on the north side of Barnesville Road (MD 117), approximately 950 feet southeast of Slidell Road, in the Boyds Master Plan area, (“Subject Property” or “Property”). The Property is improved with a one-family detached residence, a detached garage and shed, all of which will remain on the Property. Lots adjacent to the Property on the north side of Barnesville Road are also zoned RE-2 and most are improved with one-family detached dwellings. Properties located across Barnesville Road to the south are in the Rural Zone and most are improved with one family dwellings.

The Property is located in the Little Seneca Creek Watershed, south of Little Seneca Lake. The Property has rolling topography and open fields maintained in lawn grass except for an area of trees located in the northeast corner. (See Figure A – Aerial)

PROJECT DESCRIPTION (See Figures B and C)

The Application proposes a resubdivision of existing Lot 10, Boyds Highlands into three lots for three, one-family detached dwellings. As a subdivision of an existing lot shown on a record plat, the Application will be reviewed for compliance with the resubdivision criteria found in Section 50-29(b)(2) of the Subdivision Regulations. The existing driveway extending from Barnesville Road to the existing residence on the Property will be retained and used for access to all three proposed lots. A 30-foot wide ingress/egress and utility easement is proposed over the shared portions of the driveway. The entrance of the driveway will be improved to meet MDSHA requirements and it will be widened to 20 feet for a distance of 114 feet from Barnesville Road to meet Montgomery County Fire and Rescue Service (MCFRS) requirements.

Proposed Lot 16 will be 2.6 acres in size; Lot 17, which is improved with the existing house and garage, will be 5.8 acres and Lot 18 will be 2.6 acres. The three proposed lots will be served by standard private septic systems and wells.



**Figure B
Preliminary Plan**



ANALYSIS AND FINDINGS

Conformance to the Master Plan

The Application substantially conforms to the 1985 Boyds Master Plan (“Master Plan”). The Master Plan does not specifically identify the Subject Property but does provide general recommendations for zoning and land use. The Master Plan recommends RE-2 zoning along Barnesville Road as suitable, “to create a definable edge for the RE-2 Zone and to create a more logical zoning transition from Clarksburg to Boyds” (p.9). Residential land use at this density is considered appropriate due to the preferred use of septic systems in the general area. The Application complies with the recommendations adopted in the Master Plan and the proposed residential land use is on lots that meet the standards of the RE-2 zone. The Master Plan also recommends that Barnesville Road have an on road (signed) bikepath (SR 40). The State has the responsibility to place the required signage on this road in a comprehensive manner along the entire designated route.

Adequate Public Facilities

Roads and Transportation Facilities

The lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the Application is not subject to Local Area Transportation Review. The Application generates less than three new peak-hour trips; therefore, it is not subject to Policy Area Mobility Review. No sidewalks are required in this rural zone; pedestrians may use the road shoulder. With the improvements to the driveway at its entrance, vehicular and pedestrian access is safe and adequate.

Other Public Facilities and Services

The MCDPS Well and Septic Section have approved the on-site private wells and septic systems that will serve the three lots since public water and sewer is not extended to this area. Other public facilities and services, such as schools, police stations, firehouses and health clinics are currently operating within the standards set by the Subdivision Staging Policy in effect.

The Property is within the Clarksburg High School cluster which is currently operating with no capacity limitations according to the FY13 Annual Schools Test. A School Facilities Payment is not required.

Protection of Environmental Resources

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #420082230 for the Property was approved on January 26, 2009. The NRI/FSD identified the Property’s environmental constraints and forest resources. The Property is within the Little Seneca Creek watershed; a Use IV-P watershed. The Countywide Stream Protection Strategy (CSPS) rates streams in this section of the watershed as having good overall water quality. The Property contains no forest and has one tree between 24” and 30” diameter at breast (DBH), and no tree 30” DBH or greater. Topography is gently sloping from the southwest, down to the northeast where there is a stream with 1.53 acres of environmental buffer located in the northeast corner. The Application does not propose any impacts to the stream or the buffer.

Preliminary Forest Conservation Plan (See Figure D)

Development of the Property generates a 2.20 acre afforestation planting requirement because the Property contains no existing forest and under the Medium Density Residential land use category, the Property has a 20 % afforestation threshold for the net tract area. The Applicant proposes to meet the planting requirement through a combination of 1.5 acres of off-site mitigation bank credits and 0.70 acres of onsite afforestation that will be protected in a Category I easement on proposed Lot 17. Sensitive environmental features on the Property are adequately protected and the Application complies with Chapter 22A, the Montgomery County Forest Conservation Law.

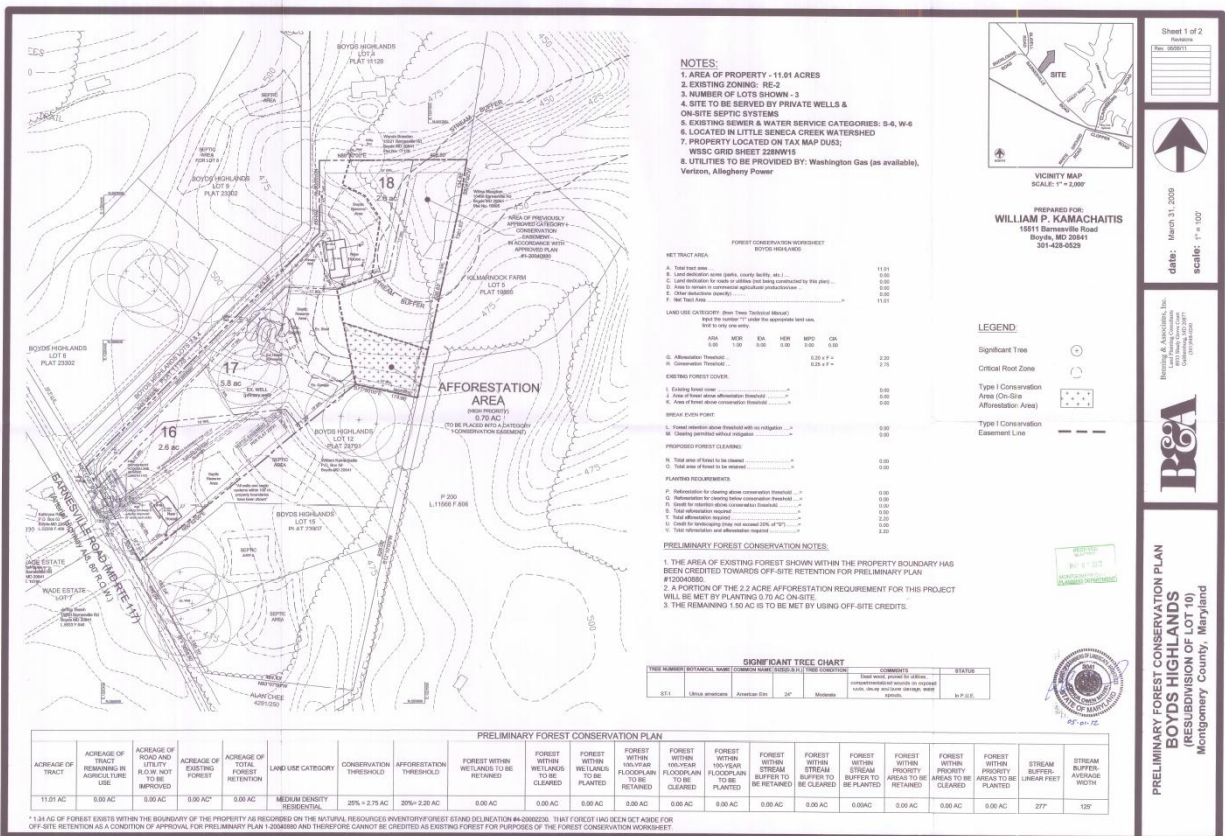


Figure D – Preliminary Forest Conservation Plan

Stormwater Management

In a memo dated February 23, 2009, the MCDPS – Water Resources Section finds that the stormwater management concept for the site was acceptable under the provisions of the law at that time. Since then, the stormwater management regulations have been revised and this concept must be recertified by MCDPS. The approved stormwater management concept consists of on-site water quality control and onsite recharge via drywells and rooftop and non-rooftop disconnects. The use of these devices to control stormwater is likely to be unchanged in the recertification; however, staff has recommended a condition of approval to prohibit recordation of any record plat until the Applicant has obtained a letter from MCDPS recertifying the concept.

Compliance with the Subdivision Regulations and Zoning Ordinance

This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The Application meets all applicable sections, including the requirements for resubdivision as discussed below. Based on review of the development pattern in the area of the Property and in consideration of the Master Plan recommendations, the size, width, shape and orientation of the lots are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the RE-2 Zone as specified in the Zoning Ordinance. The lots meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in Table 1 below. The Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

Table 1: Preliminary Plan Data Table

PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan
Minimum Lot Area	87,120 sq.ft. (2 ac)	2.6 acres min.
Lot Width	150 ft.	150 ft. minimum
Lot Frontage	25ft.	25 ft. minimum
Setbacks		
Front	50ft. Min.	Must meet minimum ¹
Side	17ft. Min./35 ft. total	Must meet minimum ¹
Rear	35ft. Min.	Must meet minimum ¹
Maximum Residential Dwelling Units	5	3
MPDUs	N/A	N/A
TDRs	N/A	N/A
Site Plan Required	No	No

¹ As determined by MCDPS at the time of building permit.

Conformance with Section 50-29(b)(2)

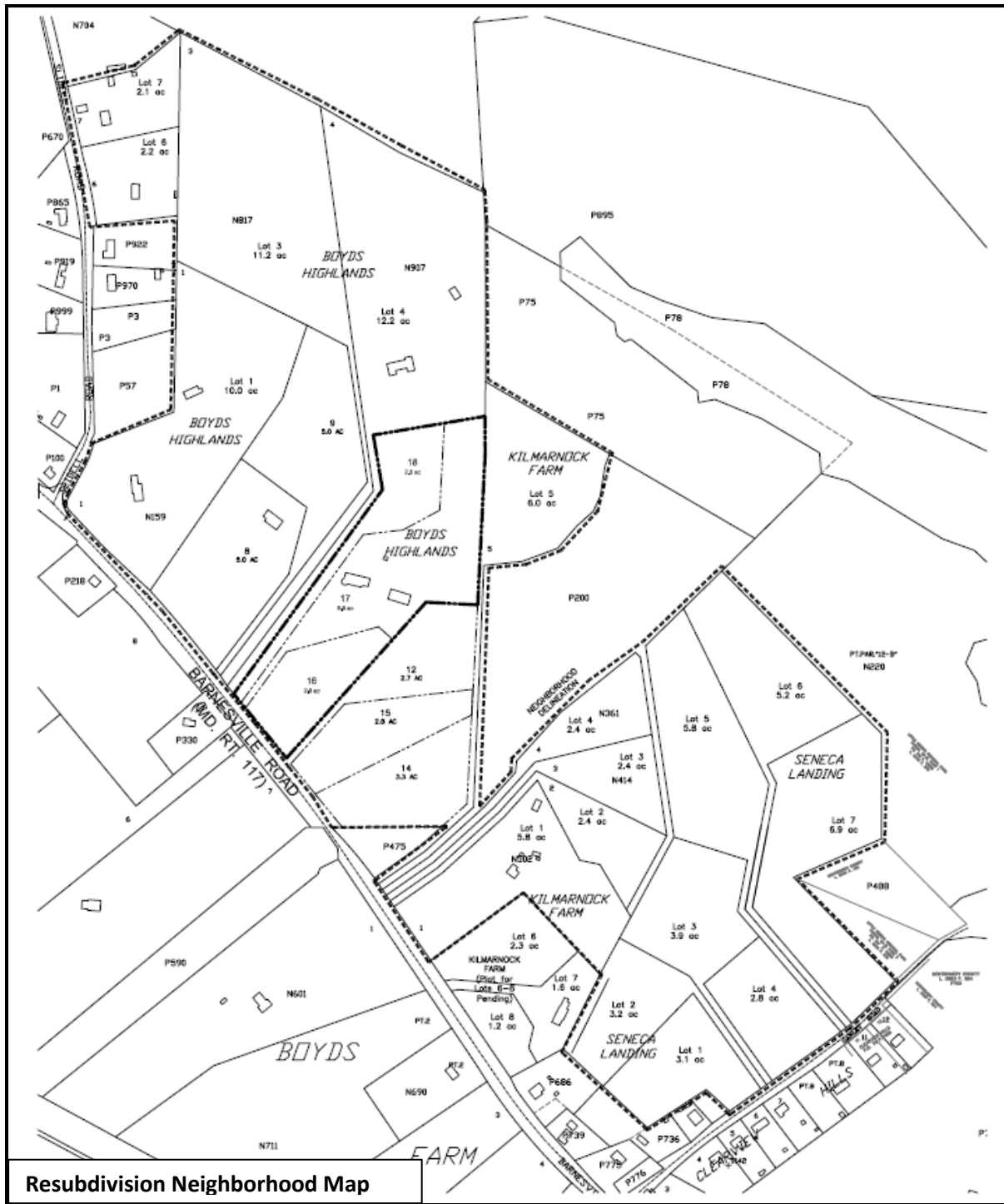
A. Statutory Review Criteria

In order to approve an application for resubdivision, the Planning Board must find that each of the proposed lots complies with all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

B. Neighborhood Delineation

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate neighborhood ("Neighborhood") for evaluating the Application. In this instance, the Neighborhood selected by the Applicant, and agreed to by staff, consists of 22 lots (See Figure E). The Neighborhood includes all platted lots in the RE-2 Zone on the north side of Barnesville Road between Slidell Road and Ganley Road, and south of Little Seneca Lake. Certain properties that were intentionally excluded from the Neighborhood are unplatted parcels, approved but unplatted lots and properties not zoned RE-2. The 22 lot Neighborhood provides an adequate sample of the lot and development pattern of the area. A tabular summary of the lot comparison based on the resubdivision criteria is included (See Figure F).



Resubdivision Neighborhood Map

Figure E

Resubdivision Criteria: Boyds Highlands, Proposed Lots 16-18							
Lot #	Frontage	Alignment	Size (ac)	Shape	Width	Area (ac)	Suitability
Proposed							
16	233'	Perpendicular	2.6	Irregular	236'	1.8	RE-2
17	25'	Perpendicular	5.8	Irregular	150'	3.3	RE-2
18	40'	Perpendicular	2.6	Irregular	150'	1.2	RE-2
Kilmarnock Farm							
1	238'	Perpendicular	5.8	Irregular	235'	4.4	RE-2
2	25'	Perpendicular	2.4	Irregular	370'	1.3	RE-2
3	25'	Perpendicular	2.4	Irregular	150'	1.3	RE-2
4	25'	Perpendicular	2.4	Irregular	150'	1.1	RE-2
5	25'	Perpendicular	6.0	Irregular	150'	3.7	RE-2
Boyds Highlands							
1	688'	Angled	10.0	Irregular	438'	8.4	RE-2
3	25'	Angled	11.2	Irregular	150'	9.3	RE-2
4	25'	Angled	12.2	Irregular	150'	9.8	RE-2
6	288'	Perpendicular	2.2	Rectangular	291'	1.5	RE-2
7	225'	Perpendicular	2.1	Rectangular	227'	1.5	RE-2
8	372'	Angled	5.0	Rectangular	375'	4.0	RE-2
9	25'	Angled	5.0	Irregular	414'	3.7	RE-2
12	25'	Perpendicular	2.7	Irregular	150'	1.9	RE-2
14	155'	Angled	3.3	Irregular	176'	2.4	RE-2
15	140'	Angled	2.8	Irregular	158'	2.0	RE-2
Seneca Landing							
1	139'	Perpendicular	3.1	Irregular	417'	2.2	RE-2
2	25'	Perpendicular	3.2	Flag	496'	2.2	RE-2
3	25'	Perpendicular	3.9	Flag	286'	2.9	RE-2
4	305'	Perpendicular	2.8	Rectangular	300'	2.0	RE-2
5	25'	Perpendicular	5.8	Irregular	150'	4.5	RE-2
6	25'	Perpendicular	5.2	Irregular	400'	3.8	RE-2
7	220'	Perpendicular	6.9	Irregular	216'	5.4	RE-2
Range	25-688'	N/A	2.1 -12.2	N/A	150 - 496'	1.1 - 9.8	N/A
Average	139.5'	N/A	4.7	N/A	265.8	3.5	N/A

Figure F

Comparison of the Character of Proposed Lots to Existing

In performing the resubdivision analysis, the above-noted resubdivision criteria were applied to the delineated neighborhood. The proposed lots are of the same character with respect to the resubdivision criteria as other lots within the defined neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-29(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

Frontage:

Lot frontages in the Neighborhood range from 25 feet to 688 feet. The proposed lots fall within this range. Lot 16 has 233 feet of frontage, Lot 17 has 25 feet of frontage and Lot 18 has 40 feet of frontage. Twelve of the 22 lots in the Neighborhood have 25 feet of frontage (pipestems).

The proposed lots will be of the same character as existing lots in the Neighborhood with respect to lot frontage.

Alignment:

Fifteen of the existing lots in the Neighborhood are perpendicular in alignment to the roadway; seven are angled with one of these lots being a corner lot. The existing lots within the Neighborhood have a wide variation in alignment characteristics. The proposed lots are all aligned in a fairly perpendicular manner to the road and blend in well with the existing lots. **The proposed lots are of the same character as existing lots with respect to the alignment criterion.**

Size:

The existing lots in the Neighborhood range from 2.1 acres to 12.2 acres with a fairly even distribution of lots sizes within the range. The proposed lots range from 2.6 acres to 5.8 acres and are within the range for the lots in the Neighborhood. **The proposed lot sizes are in character with the sizes of existing lots in the Neighborhood.**

Shape:

Twelve lots have pipestems of which two are standard flag shaped, and the remaining ten lots having a more irregular shape. Other lots in the Neighborhood are also irregularly shaped and four are best described as rectangular. Lot 16 is an irregularly shaped lot and Lots 17 and 18 are pipestem lots with an irregular shape. **The shapes of three proposed lots will be in character with shapes of the existing lots in the Neighborhood.**

Width:

The width of the lots in the Neighborhood as measured at the front building line range from 150 feet to 496 feet. Lot 16, 17 and 18 have lot widths of 236 feet, 150 feet and 150 feet respectively. **The proposed lots will be in character with existing lots in the Neighborhood with respect to width.**

Area:

In the Neighborhood of 22 lots, lot area ranges from 1.1 acres to 9.8 acres in buildable area within building (zoning) setbacks. Proposed Lot 16 has a buildable area of 1.8 acres, Lot 17 has a buildable area of 3.3 acres and Lot 18 has a buildable area of 1.2 acres. **The proposed lots will be of the same character as other lots in the Neighborhood with respect to buildable area.**

Suitability for Residential Use:

The Property is zoned residential and there are no identified limitations with respect to the suitability of the Property for residential uses.

Citizen Correspondence and Issues

This Application was submitted and noticed in accordance with all Planning Board adopted procedures. A sign referencing the proposed modification was posted along the Property frontage with Barnesville Road. (MD 117). A presubmission meeting was held at the Germantown Library on November 24, 2008 at 6:30 p.m. The meeting drew no attendees. As of the date of this report staff has not received any comments or correspondence regarding the Application.

CONCLUSION

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply: street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. As set forth above, the three proposed lots are of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria, and therefore, comply with Section 50-29(b)(2) of the Subdivision Regulations. The proposed lots meet all other requirements established in the Subdivision Regulations and the Zoning Ordinance, and comply with the recommendations of the Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan which are included as attachments. Therefore, approval of the Application with the conditions specified above is recommended.

Attachments

Attachment A – Agency Correspondence



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

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

May 11, 2009

Ms. Catherine Conlon
Supervisor, Development Review
Subdivision Division
Maryland National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: Montgomery County
Boys Highlands
DRC File: 120090300
MD 117

Dear Ms. Conlon:

The State Highway Administration (SHA) appreciates the opportunity to review the plans for the Boys Highlands development. We offer the following comments:

- The sight distance of the proposed driveway for Lot 18 is significantly substandard and creates safety concerns. This driveway must either be relocated to a safer location, the substandard condition must be mitigated for or it should be eliminated and access combined with the other driveway. This must be addressed before this office will issue an approval.
- A permit will be required from the District 3 Utilities office for this project.
- The shared driveway should be 20' wide with 10' radii.

If you have any questions or require additional information, please contact Ms. Corren V. Giles at (410) 545-5595, toll free at (800) 876-4742, or via email at cgiles@sha.state.md.us.

Sincerely,

Steven D. Foster, Chief
Engineering Access Permits Division

SDF/cvg

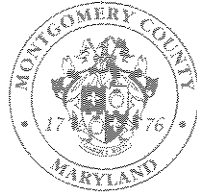
Cc: Mr. Shahriar Etemadi / M-NCPPC
Mr. Sam Farhadi / Montgomery County DPW&T
Mr. Dave McKee / Benning & Associates, 8933 Shady Grove Ct., Gaithersburg, Maryland 20877
Mr. William P. Kamachaitis, P.O. Box 59, Boys, Maryland 20841
Mr. Jeff Wentz *sent via e-mail*
Ms. Kate Mazzara *sent via e-mail*
Mr. Augustine Rebish *sent via e-mail*
Mr. Mark Loeffler *sent via e-mail*

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.marylandroads.com



Palmer HK

ATTACHMENT A



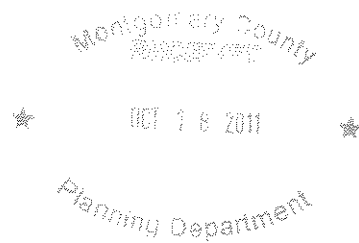
DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid
Director

MEMORANDUM

October 10, 2011



TO: Cathy Conlon, Development Review
Maryland National Capital Park and Planning Commission

FROM: Diane R. Schwartz Jones, Director
Department of Permitting Services *Diane R Schwartz Jones*

SUBJECT: Status of Preliminary Plan: Boyds Highlands (Resubdivision of Lot 10)
1-20090300

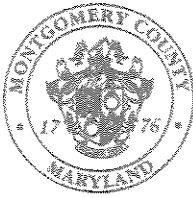
This is to notify you that the Well & Septic Section of MCDPS approved the plan received in this office on October 5, 2011

Approved with the following reservations:

1. The record plat must be at the same scale as the preliminary plan, or submit an enlargement of the plat to match the preliminary plan.
2. The record plat must show the septic reserve areas as they are shown on this plan.

If you have any questions, please contact Kim Beall at (240) 777-6315.

cc: Benning & Associates
File



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

February 23, 2009

Carla Reid
Director

Mr. David McKee
Benning and Associates, Inc.
8933 Shady Grove Court
Gaithersburg, MD 20877

Re: Stormwater Management **CONCEPT** Request
for Boyds Highlands
Preliminary Plan #:
SM File #: 235242
Tract Size/Zone: 11.01 acres/RE-2
Total Concept Area: 11.01 acres
Lots/Block: 10
Parcel(s): NA
Watershed: Little Seneca Creek

Dear Mr. McKee:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control and onsite recharge via drywells and rooftop and non-rooftop disconnect. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following items will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. The new driveway must be cross-sloped to promote sheet flow runoff.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this

office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-6345.

Sincerely,



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm

cc: C. Conlon
M. Pfefferle
SM File # 235242

QN -less than 2cfs; Acres: 11.01
QL - onsite; Acres: 11.01
Recharge is provided



FIRE MARSHAL COMMENTS

DATE: 07-May-07
TO: David McKee
Benning and Associates
FROM: Tyler Mosman
RE: Boyds Highlands
1-20070670

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **11-May-09**. 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.



Isiah Leggett
County Executive

DEPARTMENT OF PERMITTING SERVICES
ZONING
Monday May 11, 2009


Carla Reid
Director

Project Name: Boyds Highlands
Preliminary Plan #: 120090300
Applicant: William P Kamachaitis
Engineer: Benning & Associates, Inc.
Zone: RE-2
Number of Lots (Acres): 3 lots, 11.01 ac.
Zoning Reviewer: Laura Bradshaw

Development Standards on Submitted Plan(s):

Standard	Required	Proposed
Front:	50'	50' more
Rear:	35'	35' or more
Sides:	17 min., 35' total	17' or more
Height:	50'	50' or less
Building Coverage:	25%	25%

- Plan(s) meets zoning requirements.
- Plan(s) meets zoning requirements, but see comments below.
- Plan(s) do not meet zoning requirements. See comments below.

 Comments: No changes would be allowed to the existing garage because it appears to have a non conforming setback.

****Note-**When applying for a building permit please identify both the BRL approved on the certified site plan and the dimensions from the structure to the property lines on all four sides.

Mark Beall: (240) 777-6298 or Laura Bradshaw: (240)777-6296
255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4166.