



**ISG Building: Preliminary Plan Amendment 12010013A (Deferred from February 4, 2016)**

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Staff Report Date: 5/09/16

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**Description**

**ISG Building: Preliminary Plan Amendment 12010013A:** Request to amend the conditions of approval for Preliminary Plan No. 120100130, to allow a daycare facility with no more than six staff and a private educational institution for no more than 38 students in the existing religious institution, located on Blunt Road, 300 feet east of Frederick Road on the east side of Frederick Road, 1.44 acres; R-60 zone; *Germantown Sector Plan* ("Master Plan").

**Applicant:** Islamic Society of Germantown (ISG)  
**Submitted:** 3/10/2015



**Summary**

- This application was originally heard by the Planning Board on February 4, 2016 at which time the Planning Board accepted a request to defer the item to resolve landscaping issues with adjacent property owners.
- At the February 4, 2016 hearing, the Planning Board considered the request to amend the original conditions of approval for the ISG Building (approved on July 19, 2012) to allow a child daycare use with no more than six staff and a private educational institution for no more than 38 students within the existing religious institution.
- Staff, the Applicant and two neighbors have agreed to additional landscaping (on and off site) to address screening of the facility.

## STAFF RECOMMENDATION

Staff recommends approval of the proposed modifications in Preliminary Plan 12010013A: (ISG Building). Staff recommends modifying Condition #1 to allow a child care facility with no more than six staff members and a private school for no more than 38 students. All previous conditions of approval still apply except for those modified and/or added below:

### Conditions

**1. Modify Condition #1 of Resolution No. 12-77 to read:**

*“Approval under this Preliminary Plan Amendment is limited to one lot for a religious institution use with a child daycare facility with no more than 6 staff and a private educational institution for no more than 38 students with no classes beginning before 7:30 p.m. on a weeknight.”*

**2. Add the following condition:**

*“No more than 15 children are to be allowed in the outdoor play areas at any one time.”*

**3. Add the following condition:**

*“Applicant must install and have M-NCPPC accept the on-site plantings on the amended landscape plan dated April 20, 2016 prior to October 31, 2016.”*

## SITE DESCRIPTION

### **Vicinity**

Preliminary Plan No. 12010013A (Application) is located on the south side of Middlebrook Road and on the east side of realigned Blunt Road in the Germantown Planning Area. The property is 1.44 acres in size and is zoned R-60, consisting of an assemblage of unplatted parcels and abandoned right-of-way (Property).

## DISCUSSION and ANALYSIS

The Application was initially brought before the Planning Board on February 4, 2016 (Attachment A). At this public hearing two adjoining property owners, Mr. Elliott of 11248 Minstrel Tune Dr. and Mr. Bruno of 11247 Minstrel Tune Dr. both located adjacent to the ISG Building Property, spoke at the Amendment hearing and expressed concerns about noise and screening. The issues brought up were the noise generated by children who are playing outside and the lack of visual screening from their properties into the ISG Building property. To address noise from the Daycare, the Planning Board was generally comfortable with the limitation to allow no more than 15 children outside at any one time, however, based on the neighbors' testimony about screening, the Planning Board deferred any decision until a revised Landscape Plan, showing screening vegetation, could be reviewed and approved by both neighbors, the Applicant and Staff. The Board instructed Staff to bring the Application back to the Planning Board as a consent item once such an agreement had been reached.

Staff, the Applicant and the two adjacent property owners have reached an agreement with respect to landscape screening (Attachment C). The Applicant has revised the previously approved Landscape Plan (Attachment B) and now shows the additional installation of nine (9) Spartan Junipers (*Juniperus chinensis* 'Spartan') in a grouped fashion along the northeastern fence line in order to screen the view

from Ms. Bruno's residence. The Applicant has reached a private agreement with the other neighbor, Mr. Elliott, to install an additional nine (9) Spartan Junipers (*Juniperas chinensis 'Spartan'*) on his property to provide a visual screen into the Property from that residence. The Planning Department will have no enforcement responsibility for the long term survivability of the off-site plantings but has included a condition that they be planted prior to October 31, 2016.

**FOREST CONSERVATION PLAN ANALYSIS AND FINDINGS**

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law. The Applicant does not propose any changes to the approved Forest Conservation Plan. The Application does not alter any of the environmental findings of Preliminary Plan #120100130. The original conditions approved with Preliminary Plan No. 120100130, and not changed herein, will remain in effect.

**PUBLIC NOTICE**

The Application was initially submitted as a Consent Agenda application but was removed from the consent calendar at the request of an adjacent property owner, Mr. Elliot. Mr. Elliot and another adjacent property owner testified at the public hearing on February 4, 2016. The Planning Board accepted a request to defer the decision on the Application pending resolution of the screening issues raised by the two property owners.

**CONCLUSION**

The modifications to Preliminary Plan #120100130 under this Application will not alter the overall character or impact of the development with respect to the original findings of approval. Staff recommends approval of Preliminary Plan Amendment 12010013A with the conditions stated above.

**ATTACHMENTS**

- Attachment A – Staff Report from previous Planning Board presentation dated 2/4/2016
- Attachment B – Revised Landscape Plan
- Attachment C – Approval emails from Ms. Bruno and Mr. Elliott



MCPB  
Item No.  
Date: 2/04/16

**ISG Building: Preliminary Plan Amendment 12010013A**

*RAW* Richard A. Weaver, Supervisor, Area 3, [richard.weaver@montgomeryplanning.org](mailto:richard.weaver@montgomeryplanning.org) 301-495-4544

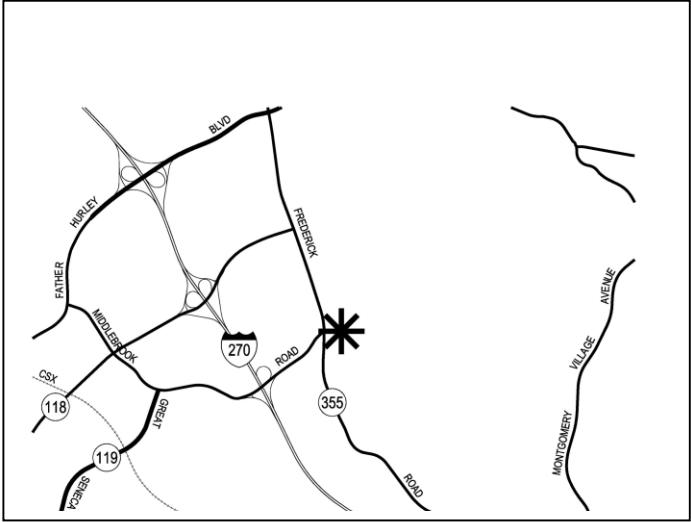
*KRR* Kipling Reynolds, Chief Area 3, [kipling.reynolds@montgomeryplanning.org](mailto:kipling.reynolds@montgomeryplanning.org), 301-495-4575

Staff Report Date: 1/22/16

**Description**

**ISG Building: Preliminary Plan Amendment 12010013A:** Request to amend Preliminary Plan No. 120100130, Condition #1 to allow a daycare facility with no more than 6 staff and a private educational institution for no more than 38 students in the existing religious institution, located on Blunt Road, 300 feet east of Frederick Road on the east side of Frederick Road, 1.44 acres; R-60 zone; *Germantown Sector Plan* ("Master Plan").

**Applicant:** Islamic Society of Germantown (ISG)  
**Submitted:** 3/10/2015



**Summary**

- A request to amend Preliminary Plan #120100130 approved on July 19, 2012 to allow a child daycare use with no more than six staff and a private educational institution for no more than 38 students within the existing religious institution.
- The additional uses will be contained within the existing building.
- The traffic statement indicates a daycare with six or less staff which is provided an exemption from Local Area Transportation Review and a small private educational institution which will not begin classes until after the evening peak hour period.

## STAFF RECOMMENDATION

On March 10, 2015, the Islamic Society of Germantown (“Applicant”) filed a Preliminary Plan Amendment. Staff recommends approval of the proposed modifications in Preliminary Plan 12010013A: (ISG Building). Staff recommends modifying Condition #1 to allow a child care facility with no more than six staff members and a private school for no more than 38 students. All previous conditions of approval still apply except for those modified and/or added below:

### Conditions

**1. Modify Condition #1 of Resolution No. 12-77 to read:**

*“Approval under this Preliminary Plan Amendment is limited to one lot for a religious institution use with a child daycare facility with no more than 6 staff and a private educational institution for no more than 38 students with no classes beginning before 7:30 p.m. on a weeknight.”*

**2. Add the following condition:**

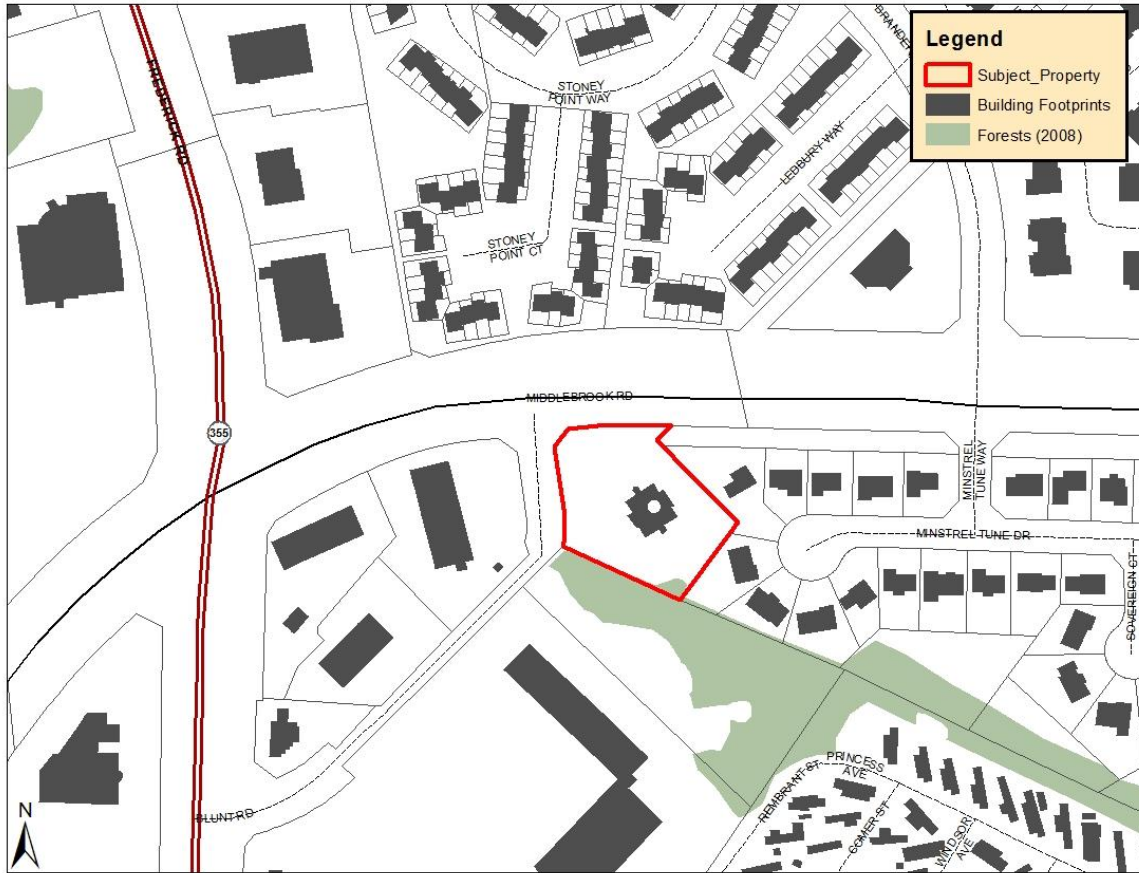
*“No more than 15 children are to be allowed in the outdoor play areas at any one time.”*

## SITE DESCRIPTION

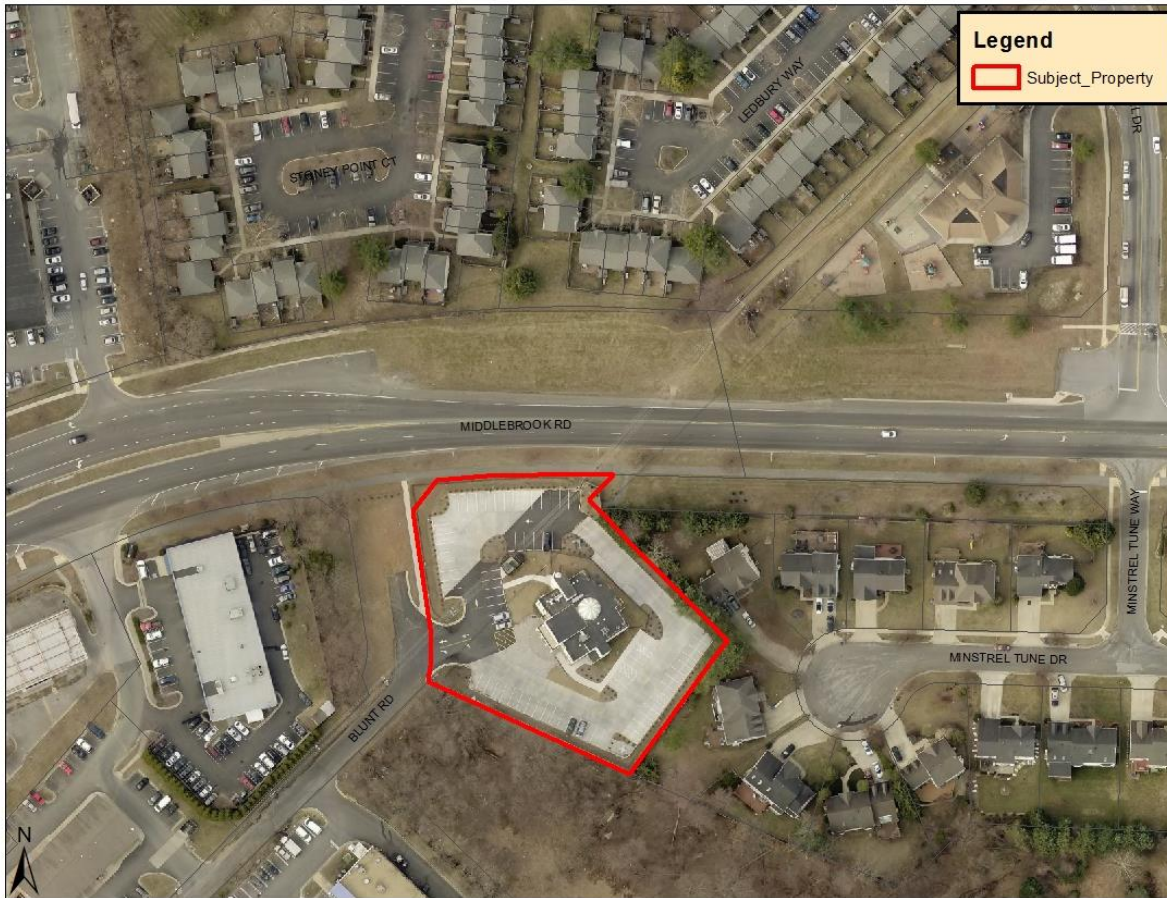
### **Vicinity**

Preliminary Plan No. 120100130 (“Preliminary Plan” or “Application”) is located on the south side of Middlebrook Road and on the east side of realigned Blunt Road in the Germantown planning area. The property is 1.44 acres in size and is zoned R-60, consisting of an assemblage of unplatted parcels and abandoned right-of-way (“Property” or “Subject Property”).

Figure 1: Vicinity Map



**Figure 2: Aerial Map**



**Previous Approvals & Project History**

*Preliminary Plan*

Preliminary Plan No. 120100130, ISG Building was approved for one lot for a religious institutional use with no weekday daycare or private school on July 19, 2012 by adoption of Resolution MCPB No. 12-77 (Attachment A).

**Current Conditions**

The religious institution has been constructed in accordance with the Preliminary Plan approval. Existing fenced and grassed outdoor areas will be used by the daycare adjacent to the building.

**DISCUSSION and ANALYSIS**

At the time Preliminary Plan #120100130 was approved, the Applicant had not requested a daycare or private school use on the Property and therefore, there was no Adequate Public Facilities (APF) analysis provided for these uses. Since there was no APF review for these uses, the Application was restricted in the approval of Preliminary Plan #120100130 to a House of Worship by Condition #1 of MCPB Resolution No. 12-77. The Applicant now wishes to utilize existing space within the building to hold educational programs for no more than 38 individuals and to provide a small daycare with no more than 6 staff. The number of children allowed to attend the daycare would be limited by the number of staff as provide Maryland State daycare licensing requirements. The addition of the two requested uses on the

Property requires consideration of APF and an amendment to the conditions placed on the original approval (120100130). Ordinarily, larger day care facilities and private educational institutions proposed in the R-60 Zone require applicants to seek conditional use approval before establishing either use. When these uses are proposed on land owned or leased by a religious organization, they are not subject to the conditional use requirements.

#### **Private Educational Institution Use**

The requested private education institution differs rather significantly from what is typically requested by religiously affiliated educational providers. The Applicant does not wish to provide a Maryland State approved curriculum - Kindergarten through 8<sup>th</sup> or 12<sup>th</sup> grade education, rather, the Applicant wishes to provide unspecified but varied educational programs as part of the Islamic Society of Germantown's educational outreach. The Applicant has chosen to avoid creating peak hour trips by agreeing to a condition that would limit the start of any classes to no earlier than 7:30 PM on weeknights, after the evening peak period. Ample parking is available using the existing parking lot that surrounds the building. The parking spaces remain in conformance per zoning requirements based on the capacity of the sanctuary.

#### **Daycare Use**

The daycare use will also utilize existing space within the building. A daycare with six or less staff is specifically provided an exemption from the Local Area Transportation Review and therefore, there is no requirement for a traffic study. The number of existing parking spaces remains in conformance with zoning code requirements.

#### **Adequate Public Facilities**

As part of the review of the original ISG application, there were findings made for the adequacy of public facilities and services including, fire and police service, health services, water and sewer availability, roads and public transportation, and emergency equipment access. All of these services were found to be adequate for the ISG project and are also adequate for the two uses proposed under this application. The Applicant was required to extend and improve Blunt Road to County standards and construct a County approved temporary terminus to Blunt Road along the Property frontage. The Applicant also was required to construct a sidewalk leading from Middlebrook Road to the terminus of Blunt Road for significantly improved pedestrian access in the local area. There are no additional public improvements required under this application and all prior determinations of adequate public facilities remain valid.

#### **Citizen Concerns**

In response to concerns from an adjoining neighbor who resides in the closest house to the facility's parking lot, staff has recommended a limit on the number of children who may play outside in either of the play areas to 15 at any one time. This coincides with the classroom sizes of the proposed daycare operation and should minimize noise associated with children at play. The parking area most adjacent to the neighbor is well screened by a six foot tall board on board fence located on the perimeter of the subject property and effectively eliminates headlights spillage on to the neighboring property. The fence is augmented by a similar board on board fence located on the neighbor's property that runs parallel with the Applicant's fence.

#### **FOREST CONSERVATION PLAN ANALYSIS AND FINDINGS**

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law. The Applicant does not propose any changes to the approved Forest Conservation Plan. The



proposed amendment does not alter any of the environmental findings of Preliminary Plan #120100130. The original conditions approved with Preliminary Plan No. 120100130 will remain in effect.

**PUBLIC NOTICE**

The Application was originally submitted as a Consent Agenda application. A notice regarding the amendment was sent to all parties of record by the Applicant. The notice gave interested parties 15 days to review and comment on the Amended Preliminary Plan. One sign was posted along the Subject Property frontage at the intersection of Blunt Road and Middlebrook Road. At the request of an adjacent Property owner, the application was removed from Consent consideration and placed on the regular Planning Board Agenda for a public hearing. Staff has been in touch with an adjacent property owner and their attorney.

**CONCLUSION**

The proposed modifications to Preliminary Plan #120100130 will not alter the overall character or impact of the development with respect to the original findings of approval. Staff recommends approval of Preliminary Plan Amendment 12010013A.

**ATTACHMENT**

Attachment A – Resolution No. 12-77 for Preliminary Plan No. 120100130  
Attachment B – Applicant’s Statement of Justification



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 12-77  
Preliminary Plan No. 120100130  
ISG Building  
Date of Hearing: July 12, 2012

**JUL 19 2012**

**RESOLUTION**

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") has authority to review preliminary plan applications; and

WHEREAS, on December 12, 2009, the Islamic Society of Germantown ("Applicant") filed an application for approval of a preliminary plan of subdivision of property<sup>1</sup> that would create one lot for the construction of a religious institution with a capacity of 283 persons on 1.44 acres of land in the R-60 zone, located in the southeast corner of the intersection of Middlebrook Road and realigned Blunt Road ("Subject Property"), in the 2009 Germantown Employment Area Sector Plan ("Sector Plan") area; and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120100130, ISG Building ("Preliminary Plan" or "Application"); and

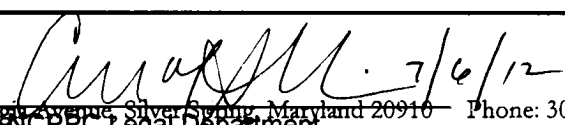
WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated June 29, 2012, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on July 12, 2012, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application, subject to certain conditions, by the vote as certified below.

<sup>1</sup> This application supersedes all previous applications and approvals of preliminary plans of subdivision, as no previous approvals were ever platted

Approved as to  
Legal Sufficiency:

  
8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320  
MNCPPC Legal Department  
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board approves Preliminary Plan No. 120090030 to create one lot on the Subject Property, subject to the following conditions:<sup>2</sup>

- 1) Approval under this Preliminary Plan is limited to one lot for a religious institutional use with no weekday daycare or private school.
- 2) The Applicant must comply with the following conditions of approval for the preliminary forest conservation plan No. 120100130:
  - a) Prior to approval of the final forest conservation plan the Applicant must submit an ISA certified arborist report and tree save plan for tree ST-1 (as identified on the preliminary forest conservation plan) with protection measures to be approved by Staff as part of the final forest conservation plan approval.
  - b) Prior to any clearing or grading of the Subject Property, Applicant must receive Staff approval of the certificate of compliance for 0.62 acres of planting credits in an offsite forest conservation mitigation bank
- 3) The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letters dated December 2, 2011 and April 28, 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 letters, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 4) Prior to recordation of plat, the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
- 5) The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Service (“MCDPS”) – Water Resources Section in its stormwater management concept letter dated September 20, 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 – Stormwater Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.

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<sup>2</sup> For the purpose of these conditions, the term “Applicant” shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

- 6) The Applicant must construct all public road improvements as shown on the approved Preliminary Plan. Only those roads (or portions thereof) expressly designated on the Preliminary Plan, "To Be Constructed By \_\_\_\_\_" are excluded from this condition.
- 7) Prior to recordation of the plat, the Applicant must satisfy MCDPS requirements to ensure the construction of a 5-foot wide sidewalk along the Subject Property frontage on future Blunt Road, unless construction is waived by MCDPS.
- 8) Prior to issuance of building permits, a landscape and lighting plan must be submitted for review and approved by Staff. The plan must include preservation of the six-foot wood privacy fence along the perimeter adjacent to the residential community; evergreen plants between the fence and parking lot curb along the northern and eastern property lines for additional screening, and additional shade trees and ground cover in the parking lot planting areas.
- 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 necessary easements, including those for any utilities remaining in the abandoned Blunt Road right-of-way as required by the responsible utility provider.

BE IT FURTHER RESOLVED, that, having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

*1. The Preliminary Plan substantially conforms to the Sector Plan.*

The Sector Plan places the Subject Property in the Fox Chapel District area. The Sector Plan confirms the R-60 zoning and specifically recommends that an institutional use is appropriate for the Subject Property. Further, the Sector Plan recommends that Blunt Road from MD 355 to Middlebrook Road be classified

as a two lane Business District street with a 60 foot wide right-of-way and that Blunt Road be connected to Middlebrook Road.

The Preliminary Plan is for an institutional use (religious facility). The Preliminary Plan establishes the eastern edge of a 60 foot wide area for future Blunt Road to be constructed. The Applicant will be required to construct temporary improvements within Blunt Road for initial access to the Property and will be required to participate in future improvements to Blunt Road as a Business District street under a separate agreement with MCDOT, which MCDOT will require as an access permit condition.

- 2. Public facilities will be adequate to support and service the area of the approved subdivision.*

#### Roads and Transportation Facilities

Pursuant to Section 50-35(k)(6) a religious institution is exempt from the Adequate Public Facilities review requirements.

The Applicant is initially required to construct temporary improvements as identified on the Preliminary Plan and required by MCDOT. The temporary improvements, including twenty feet of pavement within Blunt Road and a sidewalk along the frontage to Middlebrook Road, will provide safe and adequate access to the Mosque for pedestrians and vehicles. The temporary improvements also provide adequate access for emergency apparatus. The sidewalk will be built at the final grade for future Blunt Road and provide local pedestrians, who currently use the old Blunt Road pavement, access from Middlebrook Road to the Mosque and the commercial uses on MD 355.

#### Other Public Facilities and Services

The Application was reviewed by all agencies that provide public facilities and services to the Subject Property. The Montgomery County Department of Fire and Rescue Services determined that the Application provides appropriate access for fire and rescue vehicles. The Washington Suburban Sanitary Commission determined that local transmission and treatment facilities are adequate to serve the proposed development with water and sewer service. Police stations, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policies currently in effect. The use does not generate an impact to schools. Electricity, natural gas, and telecommunication providers can adequately serve the proposed use.

3. *The size, width, shape, and orientation of the approved lots are appropriate for the location of the subdivision.*

The Application meets all applicable sections of Chapter 50, the Montgomery County Subdivision Regulations, including the development standards under the R-60 zone. The proposed lot's size, width, shape and orientation is appropriate for the location of the subdivision taking into account the recommendations of the Sector Plan for an institutional use as approved. The lot is appropriately located on a Business District street that has access to MD 355.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A*

A. Forest Conservation

The Board finds that as conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law, including the *Environmental Guidelines*.

A preliminary forest conservation plan was submitted with the Application. The development will result in clearing all of the 0.46 acres of forest identified on the Natural Resource Inventory/ Forest Stand Delineation and the forest conservation worksheet. The cleared forest includes forest on the Property and within the Blunt Road right-of-way which must be removed for road construction and grading purposes. The Planning Board agreed that the 0.62 acres of planting requirements will be appropriately met by the Applicant in an off-site forest mitigation bank.

B. Forest Conservation Variance

Section 22A-12(b)(3) of the Forest Conservation Law identifies certain individual trees as high priority for retention and protection ("Protected Trees"). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree's critical root zone ("CRZ"), requires a variance under Section 22A-12(b)(3) ("Variance"). Otherwise such resources must be left in an undisturbed condition.

This Application will require the removal or CRZ impact to two Protected Trees identified in the Staff Report. In accordance with Section 22A-21(a), the Applicant has requested a Variance and the Board agreed that the Applicant would suffer unwarranted hardship by being denied reasonable and significant use of the Subject Property without the Variance.

The Board made the following findings necessary to grant the Tree Variance:

- i. Granting the Tree Variance will not confer on the Applicant a special privilege that would be denied to other applicants:

The Sector Plan specifically recommends an institutional use for the Subject Property. Further, the Sector Plan recommends that Blunt Road be connected to Middlebrook Road. The Applicant has responded to the challenges of fitting this institutional use on a constrained site and addressing the road improvements recommended in the Sector Plan by designing a facility that works with all applicable zoning and regulatory requirements. If the Applicant was not allowed to impact or remove the Protected Trees, the Applicant would not be able to meet the Sector Plan goals for this site.

- ii. The need for the Tree Variance is not based on conditions or circumstances which are the result of actions by the Applicant.

The Applicant has prepared and submitted plans for development for this constrained site with an institutional use while meeting all applicable development standards and requirements, including those recommended by the Sector Plan. .

- iii. The need for the Tree Variance is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.

The adjacent properties that are zoned for residential and commercial uses are not a contributing factor for the Variance request.

- iv. Granting the Tree Variance will not violate State water quality standards or cause measurable degradation in water quality.

The construction of the Mosque and associated parking areas has been designed to provide environmental site design (ESD) practices in accordance with the latest State and County requirements for stormwater management. State water quality standards will not be violated nor adversely impacted by the Variance.

The Planning Board does not require additional mitigation for the loss of Tree ST-3 (as identified in the preliminary forest conservation plan). The tree is within an existing forest stand and its loss will be compensated through the required off-site planting. Further, Tree ST-3 is located on an adjacent property that will likely require removal for development of that property. The Planning Board does not require mitigation for Tree ST-1 to be impacted but not removed. There will be no reduction in the impacted tree's overall function, and an ISA certified arborist report and tree save plan will be prepared for the tree to improve its long term survival potential. .

- 5. The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by MCDPS that the Stormwater Management Concept Plan meets applicable standards.*

The Preliminary Plan meets all requirements of Chapter 19, Article II, Section 19-20 through 19-35. The MCDPS-Water Resource Section approved a stormwater management concept for the Application on November 13, 2009. The concept consists of on-site water quality control and recharge by using pervious pavement and bioswales.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h)) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is     JUL 19 2012     (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*

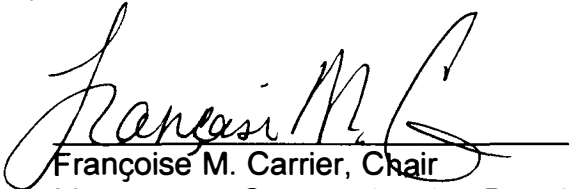
**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and



MCPB No. 12-77  
Preliminary Plan No. 120100130  
ISG Building  
Page 8

Planning Commission on motion of Commissioner Anderson, seconded by Vice Chair Wells-Harley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley voting in favor at its regular meeting held on Thursday, July 12, 2012, in Silver Spring, Maryland.



Françoise M. Carrier, Chair  
Montgomery County Planning Board

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MCDPS-WATER RES. PLAN REVIEW  
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**MS. SUSAN SCALA-DEMBY  
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**MS. CHRISTINA CONTRERAS  
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255 ROCKVILLE PIKE  
2<sup>ND</sup> FLOOR  
ROCKVILLE, MD 20850**

**MR. GENE VON GUNTEN  
MCDPS-WELL & SEPTIC  
255 ROCKVILLE PIKE  
2<sup>ND</sup> FLOOR  
ROCKVILLE, MD 20-850**

**KNUDSON SYSTEMS INTERNATIONAL, INC  
MAGDI HASSANEIN  
1900 BRANDERMILL ROAD  
GERMANTOWN, MD 20876**

Preliminary Plan No. 120100130 ISG Building

Item #5

July 12, 2012

Speaker Sign-up Sheet

No.	Name & Phone Number	Email	Organization & Address
1	Magdi Hassanein  Patrick Perry  Heshimat Eskander  <b>Applicants</b>		Knudson Systems International, Inc. 1900 Brandermill Road Germantown, MD 20876 Benning & Associates, Inc. 8933 Shady Grove Court Gaithersburg, MD 20877 TES Consultants, LLC P O Box 10123 Silver Spring, MD 20914
2			
3			
4			
5			
6			
7			
8			
9			
10			



February 3<sup>rd</sup>, 2015

## Statement of Justification

ISG is requesting a modification to the Planning Board condition which restricted the use of the Property to a one lot for religious institutional use with no weekday daycare or private school.

ISG requests to:

- Allow a daycare within the three existing classrooms inside the ISG building that would have no more than six staff only for children ages 3 and up.
- Allow the operation of a private school within the three existing classrooms inside the ISG building with no more than 38 students.

By State Code requirements for the daycare the number of children allowed to attend is limited by the number of staff and the age of the children. There are no outward changes required to the existing building to accommodate the day care use within the building. The 78 parking spaces are more than sufficient to meet the parking requirements of a day care with six staff.

A handwritten signature in black ink, appearing to read "Ammar Najar", is written over a horizontal line.

Ammar Najar  
Islamic Society of Germantown

**LEGEND:**

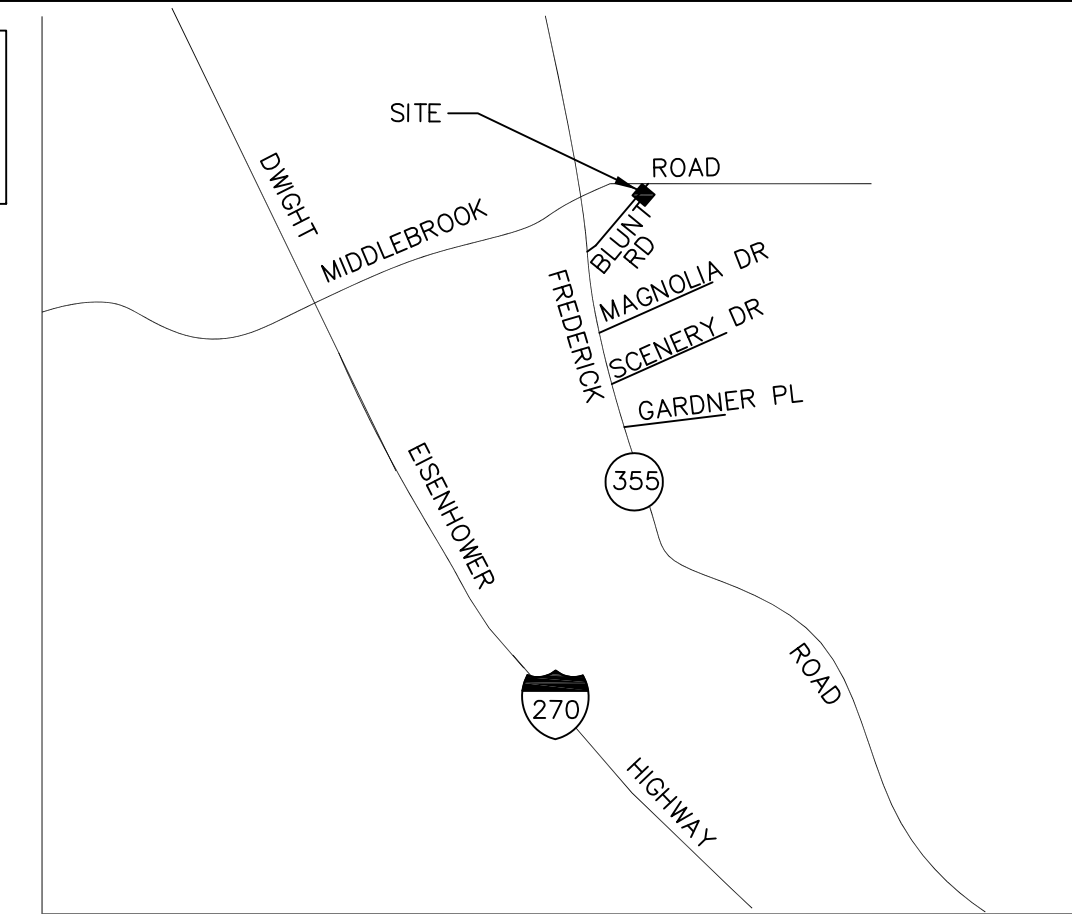
- Ex. TREE
- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED GRASS
- PROPOSED GROUND COVER
- PROPERTY LINE

**PLANT SCHEDULE - RECOMMENDED SPECIES LIST**

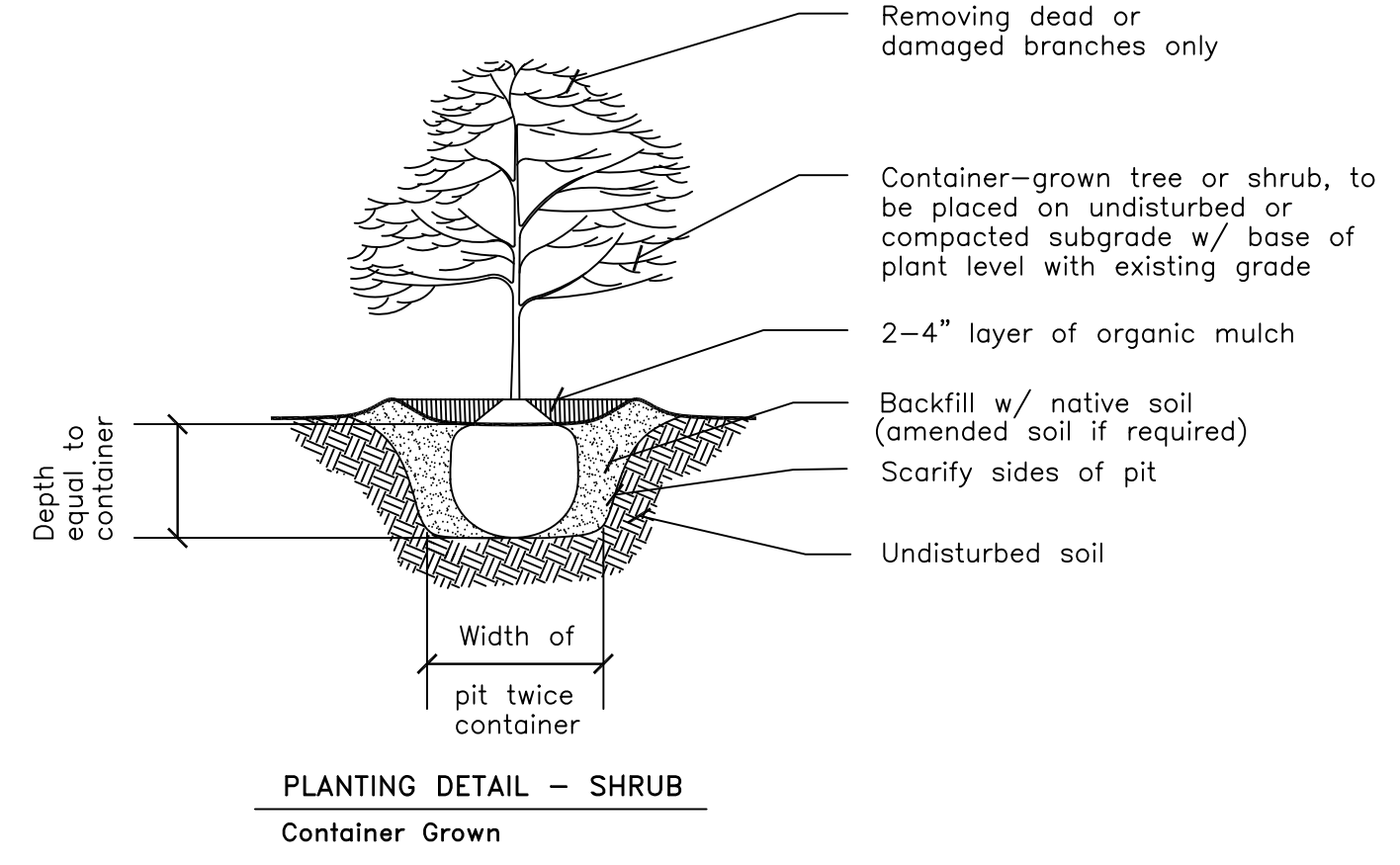
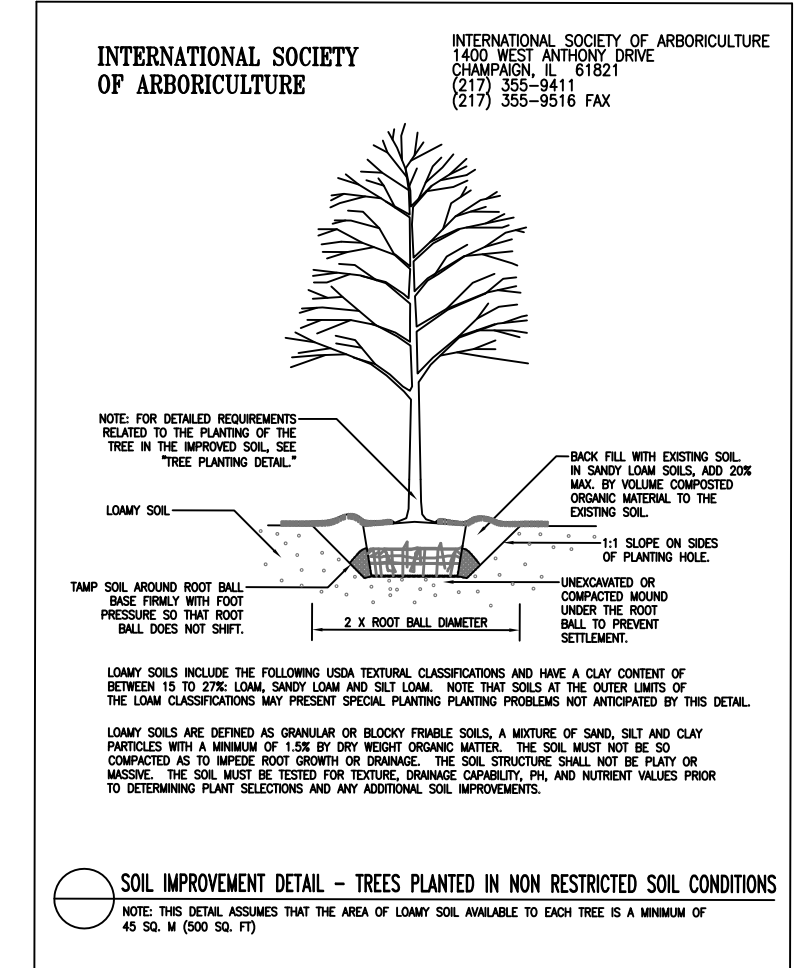
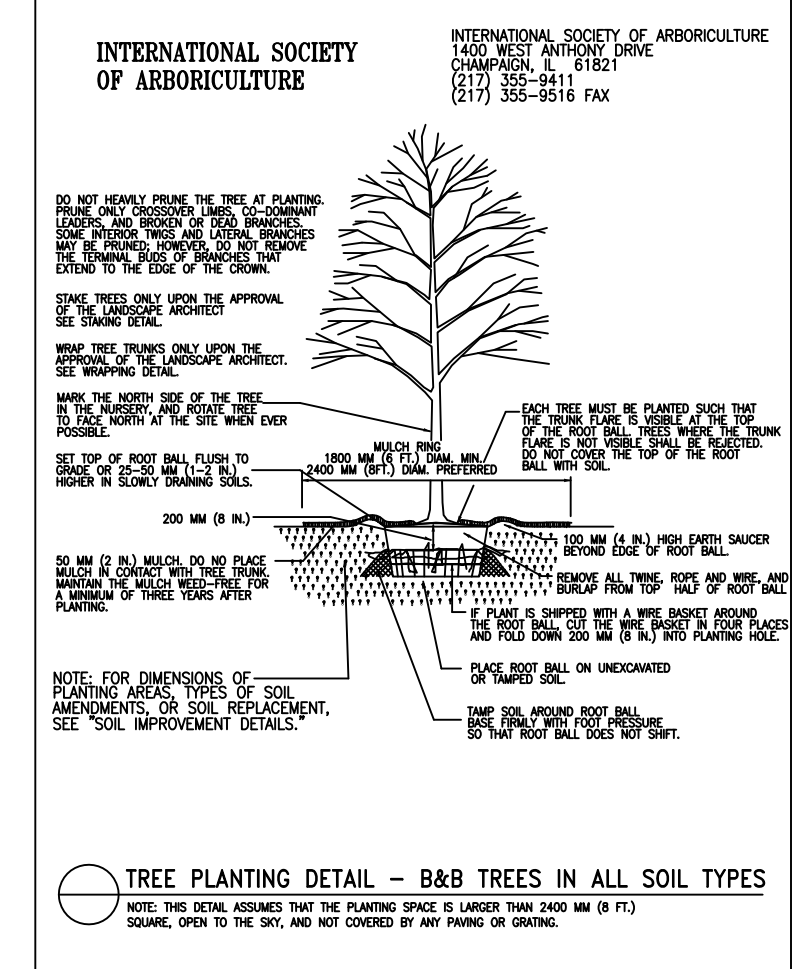
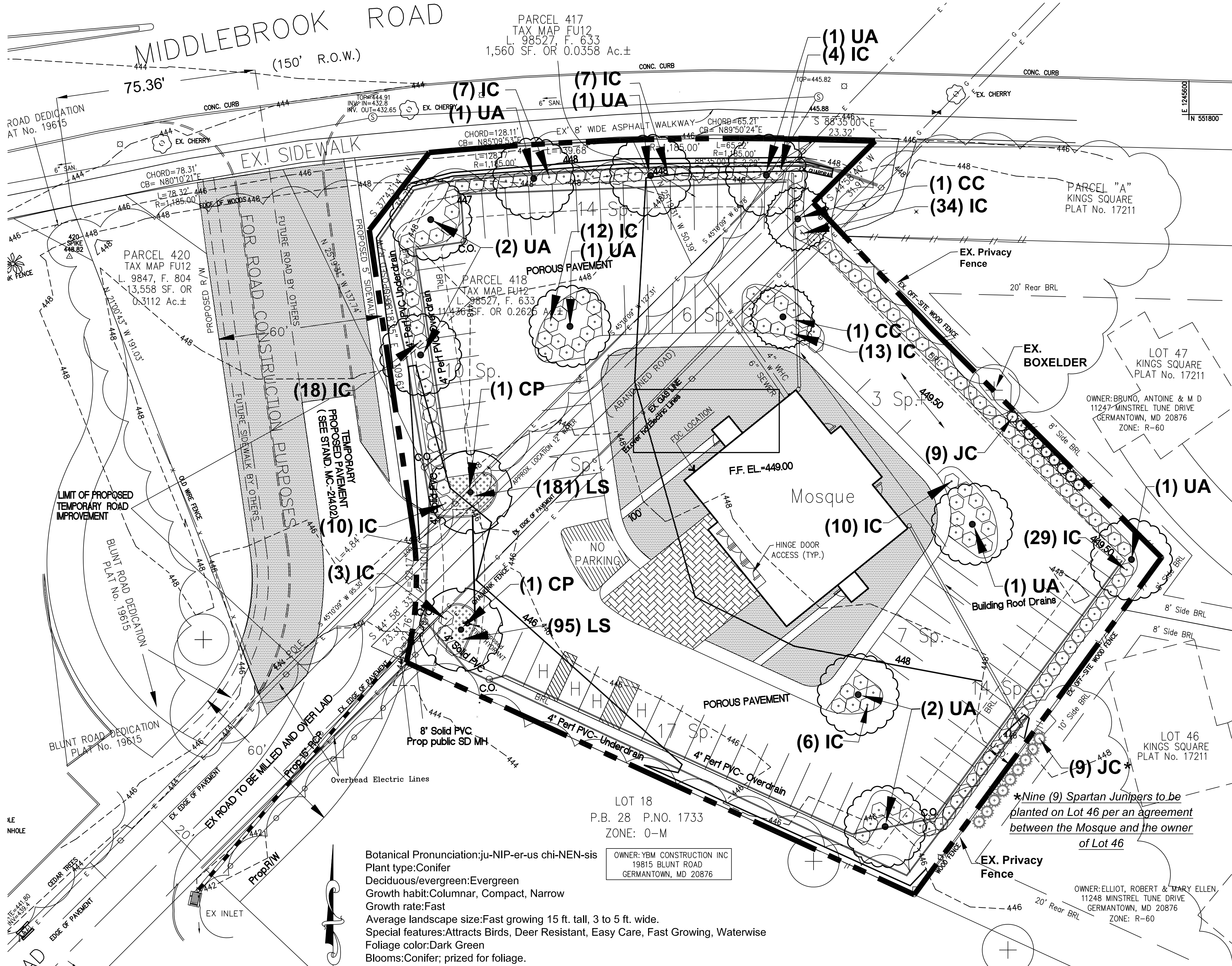
KEY	QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS
<b>TREES: 23</b>						
CC	2	7-8'	Cercis Canadensis	Redbud	As Shown	B&B
CP	2	8-10'	Crataegus phaenopyrum	Washington Hawthorne	As Shown	B&B
JC	9	5 Gal.	Juniperus chinensis 'Spartan'	Spartan Juniper	As Shown	B&B
UA	10	2-2.5' Cal.	Ulmus americana 'Valley Forge'	Valley Forge American Elm	As Shown	B&B
<b>SHRUBS: 153</b>						
IC	153	3 Gal.	Ilex crenata 'Bennett's Compact'	Bennett's Compacta Holly	5' o.c.	
<b>GROUND COVER: 276</b>						
LS	276	4" pot	Liriope spicata	Liriope	12" o.c.	
<b>GRASS: 20,343 SF</b>						

\* An additional nine (9) Juniperus chinensis 'Spartan' to be planted on Lot 46 per a private agreement between the Mosque and the owner of Lot 46.

**OWNER/DEVELOPER**  
 ISLAMIC SOCIETY OF GERMANTOWN  
 C/O AMMAR NAJAR  
 P.O. BOX 1870  
 GERMANTOWN, MD 20875  
 240-277-7758



**VICINITY MAP**  
 SCALE: 1"=2000'



Botanical Pronunciation: ju-NIP-er-us chi-NEN-sis  
 Plant type: Conifer  
 Deciduous/evergreen: Evergreen  
 Growth habit: Columnar, Compact, Narrow  
 Growth rate: Fast  
 Average landscape size: Fast growing 15 ft. tall, 3 to 5 ft. wide.  
 Special features: Attracts Birds, Deer Resistant, Easy Care, Fast Growing, Waterwise  
 Foliage color: Dark Green  
 Blooms: Conifer; prized for foliage.  
 Garden style: Asian/Zen, Mediterranean  
 Design Ideas: Spartan Juniper is the source of the lovely spiraled topiary columns so popular in Mediterranean inspired gardens. A welcome alternative to the tall cypress of Italy, this column of green foliage can be pruned into a variety of topiary forms. Grow them in high quality, heavyweight concrete or ceramic containers for proper scale and stability. Ideal plant for small scale screening and windbreaks.  
 Companion Plants: Barberry (Berberis); Rose (Rosa); Lilac (Syringa); Russian Sage (Perovskia); Maiden Grass (Miscanthus)

OWNER: YBM CONSTRUCTION INC  
 19815 BLUNT ROAD  
 GERMANTOWN, MD 20876

\*Nine (9) Spartan Junipers to be planted on Lot 46 per an agreement between the Mosque and the owner of Lot 46

**ATES**  
 TOTAL ENGINEERING SERVICES  
 PLANNERS, ENGINEERS, SURVEYORS  
 P.O. BOX 10123  
 SILVER SPRING, MD 20914  
 TEL: (301) 515 1514 FAX: (301) 515 5589

**B&A**  
 Benning & Associates, Inc.  
 Land Planning Consultants  
 1500 WEST ANTHONY DRIVE  
 CHAMPAIGN, IL 61821  
 (217) 355-2811  
 (217) 355-2818 FAX  
 GERMANTOWN, MD 20877  
 (301) 948-0240

REVISION :

NO.	DESCRIPTION	DATE
1	REVISION PER PRELIMINARY PLAN CHANGES	4/25/12
2	Add screening for two adjacent Lots	3/20/16
3	Reduce screening for two adjacent Lots	4/01/16
4	Show off-site tree planting on Lot 46	4/15/16

PROJECT NAME  
**I S G BUILDING**  
 19825 BLUNT ROAD  
 GERMANTOWN  
 PARCEL 471  
 NEW HOLLAND  
 MONTGOMERY COUNTY  
 MARYLAND

DRAWING TITLE :  
**LANDSCAPE PLAN**

Drawn :	Approved :	Job No. :
In Charge :	Project Manager :	Project Architect :
Scale :	Drawing No. :	
1" = 20'	<b>1 OF 1</b>	
Date :		
10-25-11		

---

**From:** Elliott, Robert [<mailto:Robert.Elliott@nrc.gov>]  
**Sent:** Sunday, April 03, 2016 9:56 PM  
**To:** 'Josh Maisel' <[jmaisel@benninglandplan.com](mailto:jmaisel@benninglandplan.com)>  
**Cc:** Hwaida Hassanein <[hwaida.hassanein@gmail.com](mailto:hwaida.hassanein@gmail.com)>; Johnsen, Douglas <[douglas.johnsen@montgomeryplanning.org](mailto:douglas.johnsen@montgomeryplanning.org)>; Ammar Najjar <[ammar@isgtown.org](mailto:ammar@isgtown.org)>; Weaver, Richard <[richard.weaver@montgomeryplanning.org](mailto:richard.weaver@montgomeryplanning.org)>; 'Mary Ellen Elliott ([melliott45@verizon.net](mailto:melliott45@verizon.net))' ([melliott45@verizon.net](mailto:melliott45@verizon.net)) <[melliott45@verizon.net](mailto:melliott45@verizon.net)>  
**Subject:** RE: Re: Re: RE: Ok to move forward

Josh,  
Yes, the plan is acceptable to me.

Thanks!  
Rob

**From:** Josh Maisel [<mailto:jmaisel@benninglandplan.com>]  
**Sent:** Friday, April 01, 2016 11:46 AM  
**To:** Elliott, Robert <[Robert.Elliott@nrc.gov](mailto:Robert.Elliott@nrc.gov)>  
**Cc:** Hwaida Hassanein <[hwaida.hassanein@gmail.com](mailto:hwaida.hassanein@gmail.com)>; Johnsen, Douglas <[douglas.johnsen@montgomeryplanning.org](mailto:douglas.johnsen@montgomeryplanning.org)>; Ammar Najjar <[ammar@isgtown.org](mailto:ammar@isgtown.org)>; Weaver, Richard <[richard.weaver@montgomeryplanning.org](mailto:richard.weaver@montgomeryplanning.org)>; 'Mary Ellen Elliott ([melliott45@verizon.net](mailto:melliott45@verizon.net))' ([melliott45@verizon.net](mailto:melliott45@verizon.net)) <[melliott45@verizon.net](mailto:melliott45@verizon.net)>  
**Subject:** [External\_Sender] Re: Re: RE: Ok to move forward

Good morning all,

Attached is the revised plan per today's e-mail. Please respond that you have seen this and it meets with your approval please as soon as possible. Thanks for your assistance.

Sincerely yours,

Josh

**Joshua O. Maisel**

**Maryland PLA #3041  
ISA Certified Arborist MA-4514A  
ISA Tree Risk Assessment Qualified**

**Benning & Associates, Inc.**  
Land Planning Consultants  
8933 Shady Grove Court  
Gaithersburg, MD 20877  
(301)948-0240  
(301)948-0241 fax

On Fri, Apr 1, 2016 at 11:27 AM, Elliott, Robert <[Robert.Elliott@nrc.gov](mailto:Robert.Elliott@nrc.gov)> wrote:

Hi Hawaida,

Thank you very much for your kind gift. We will gladly accept your suggested plan changes and gift.

Accordingly, Mr. Johnson, I request that the county remove from the plan the nine Spartan juniper trees shown along my property line. Once they are removed from the plan, I will accept the plan and support ISG's amendment request for a daycare center and school.

I would like to thank ISG for working with us to find a resolution to our problem, and apologize again for any confusion I caused.

Please let me know if you need anything else. Hawaida, I will contact you separately to discuss timing of the tree delivery.

Thank you!

Rob Elliott

**From:** Hwaida Hassanein [<mailto:hwaida.hassanein@gmail.com>]

**Sent:** Thursday, March 31, 2016 6:46 PM

**To:** Elliott, Robert <[Robert.Elliott@nrc.gov](mailto:Robert.Elliott@nrc.gov)>

**Cc:** Johnsen, Douglas <[douglas.johnsen@montgomeryplanning.org](mailto:douglas.johnsen@montgomeryplanning.org)>; Josh Maisel <[jmaisel@benninglandplan.com](mailto:jmaisel@benninglandplan.com)>; Ammar Najjar <[ammar@isgtown.org](mailto:ammar@isgtown.org)>; Weaver, Richard <[richard.weaver@montgomeryplanning.org](mailto:richard.weaver@montgomeryplanning.org)>; 'Mary Ellen Elliott ([melliott45@verizon.net](mailto:melliott45@verizon.net))' ([melliott45@verizon.net](mailto:melliott45@verizon.net)) <[melliott45@verizon.net](mailto:melliott45@verizon.net)>

**Subject:** [External\_Sender] Re: RE: Ok to move forward

Hi Rob and welcome back from your vacation!

I believe the problem is ISG cannot show trees on a plan and then NOT plant them as shown. As a possible resolution and to move forward I request that you approve in writing to Park and Planning that we remove from the plans the junipers along the side of your fence, and that you agree to support ISG's current request for amendment.

In our appreciation of your support as a good neighbor and with no connection or bearing on Park and Planning ISG will plant on your property 9 junipers which are between 6-8 feet tall as a friendly gesture. The trees are a gift and ISG holds no responsibility or liability to them.

Please understand that there are two options in front of you with regards to the county plans,

1. Plan moves forward as is and as initially discussed at the site meeting and as indicated on your original email as pointed out by Mr. Doug.
2. A revision is made to the plan to remove the 9 junipers along your fence line on ISG Property and ISG will gift 9 junipers to you and your family to be planted on your property in the location you so desire.

ISG feels that it has done all that it can and worked with both neighbors and county representatives to resolve any concerns. We request from you Rob, your final decision by the end of business on Friday April 1st or sooner.

Humbly,

Hwaida ISG

On Thu, Mar 31, 2016 at 6:11 PM, Elliott, Robert <[Robert.Elliott@nrc.gov](mailto:Robert.Elliott@nrc.gov)> wrote:

Doug,

I apologize for the delayed response. I was away on vacation this past week. To address your question below, I need to make it clear that I never okayed the plan as shown. Upon reviewing the plan, I asked a question to ISG about whether they would be willing to plant trees on my side of the fence, instead of next to my white pines trees, since the county has indicated that planting on my property would be not within their purview. Remember, there is a large section of the fence line between my property and ISGs that has no landscaping buffer whatsoever. This is where I was specifically seeking a buffer when we had the hearing. Ammar then cc'd you on my request. I'm not sure why. As I explained in my note, the original construction of the ISG parking lot already damaged the root structure of my white pines. Planting more trees on the along that section of the fence does not provide the buffer I sought at the hearing since my white pines have survived so far. It merely increases the chance that my trees won't survive; thereby destroying what



partial buffer I have. Since the county required ISG put in a bioswale along the fenceline between our properties, which I was unaware of until the day we met at the mosque, they cannot plant trees along the section of fence where I was specifically requesting a buffer. So, I was asking if ISG if they would be willing to plant those trees shown on the drawing along the property next to my white pines on my side of the fence instead. I would, in turn, agree to be responsible for the care of the trees.

Since the county mandated that we have an agreed upon landscaping plan for the purposes of completing the permit process for the daycare, I said that if they were willing to plant the trees on my side of the fence, I would agree to the plan. This would allow the county to process the permit. I was asking ISG for a separate agreement between ISG and me to plant those trees on my side of the fence. I was thinking this would make everyone happy.

Do we need to meet? It seems that I have unintentionally caused confusion.

Thanks!  
Rob

-----Original Message-----

From: Johnsen, Douglas [mailto:[douglas.johnsen@montgomeryplanning.org](mailto:douglas.johnsen@montgomeryplanning.org)]  
Sent: Tuesday, March 29, 2016 12:56 PM  
To: Elliott, Robert <[Robert.Elliott@nrc.gov](mailto:Robert.Elliott@nrc.gov)>; Hwaida Hassanein <[hwaida.hassanein@gmail.com](mailto:hwaida.hassanein@gmail.com)>  
Cc: Josh Maisel <[jmaisel@benninglandplan.com](mailto:jmaisel@benninglandplan.com)>; Ammar Najjar <[ammar@isgtown.org](mailto:ammar@isgtown.org)>; M. Michael Debrosse-Bruno <[mdbruno@gmail.com](mailto:mdbruno@gmail.com)>; Weaver, Richard <[richard.weaver@montgomeryplanning.org](mailto:richard.weaver@montgomeryplanning.org)>  
Subject: [External\_Sender] RE: Ok to move forward  
Importance: High

Mr. Elliott;

I am somewhat confused. In your email to Ms. Hassanein of March 25 in the second paragraph (see email string) you state "I think for the purposes of the county, we could go ahead and approve the plan as is so that your permit approval could be completed". Now it seems that you wish to reverse your okaying of the plan as shown. Is this correct?

Doug Johnsen, PLA  
Senior Planner  
[301-495-4559](tel:301-495-4559)  
Area 3 Planning Division  
Montgomery County Planning Department  
8787 Georgia Avenue | Silver Spring, MD 20910-3760 [douglas.johnsen@montgomeryplanning.org](mailto:douglas.johnsen@montgomeryplanning.org)

-----Original Message-----

From: Elliott, Robert [mailto:[Robert.Elliott@nrc.gov](mailto:Robert.Elliott@nrc.gov)]  
Sent: Tuesday, March 29, 2016 10:22 AM  
To: Hwaida Hassanein <[hwaida.hassanein@gmail.com](mailto:hwaida.hassanein@gmail.com)>  
Cc: Josh Maisel <[jmaisel@benninglandplan.com](mailto:jmaisel@benninglandplan.com)>; Ammar Najjar <[ammar@isgtown.org](mailto:ammar@isgtown.org)>; Johnsen, Douglas <[douglas.johnsen@montgomeryplanning.org](mailto:douglas.johnsen@montgomeryplanning.org)>; M. Michael Debrosse-Bruno <[mdbruno@gmail.com](mailto:mdbruno@gmail.com)>  
Subject: RE: Ok to move forward

Hawaida,

We appear to have a miscommunication. I did not approve the plan. I asked if you would be willing to plant the trees on my property. If you're willing to do that, I'd be willing to approve the plan for the purposes of getting your permit approval completed. Planting the trees along the property next to my white pines does not provide any additional buffer (which is the purpose of planting the trees to begin with) and only allows ISG to once again damage the root structure of my trees. This is not acceptable for us.

You expressed concern with my suggestion to plant the trees on my property because you would not be able to care for them. And, we wouldn't expect you to do that. If you plant the trees on our property, we will take responsibility for their care. We do recommend that you purchase the trees from a company like Stadler who will do the planting and warranty the trees for one year.

And one final item, I don't have access to the plan at the moment. Does the plan what size trees you will plant?

Please let me know what you think of our proposal.

Thanks!

Rob

---

From: Hwaida Hassanein [[hwaida.hassanein@gmail.com](mailto:hwaida.hassanein@gmail.com)]  
Sent: Saturday, March 26, 2016 7:36 AM  
To: Elliott, Robert  
Cc: Josh Maisel; Ammar Najjar; Douglas Johnsen; M. Michael Debrosse-Bruno  
Subject: [External\_Sender] Ok to move forward

Hi Doug and all involved

We have consent approval from both neighbors for the plan approved as per their emails and as discussed at our site meeting. The plan is as Josh designed on our property.

Please move forward.

On Mar 25, 2016 11:25 AM, "Hwaida Hassanein"  
<[hwaida.hassanein@gmail.com](mailto:hwaida.hassanein@gmail.com)<<mailto:hwaida.hassanein@gmail.com>>> wrote:

Hello Robert

We are doing well and I wish the same for you and your family. I am pleased that you are happy with the plan and that we can all move forward. My only concern with planting on your property raises the issue of maintenance i.e. watering trimming mulching and so forth. Also replacing the trees if they were to die in the future. I am glad we are on the same page now with regards to our limitations as to where we can actually plant. The junipers shall be well taken care of and will provide screening for many years to come.

I will reach out to the Bruno family and hope to hear their thoughts soon.

Hwaida Hassanein

Hello Hawaida,

I hope everything is going well with you and your family. I just wanted to drop you a note and see if you would be amenable to an alternative to what is shown on the county's plan. As you know, I was unaware until we met a couple of weeks ago that you had a bioswale that runs along the fence line between our properties, and that you can't plant trees in the bioswale. However the bioswale runs through the portion of your property where we are most interested in having trees as a buffer. The county's plan shows nine Spartan Junipers being planted along the fence line next to my existing pines. I was wondering whether you would be amenable to planting those nine trees on my side of the fence rather than yours. That way, they could be planted further down the fence line providing a buffer where none currently exists.

If you're amenable to this arrangement, we could work out the details. I think for the purposes of the county, we could go ahead and approve the plan as is so that your permit approval could be completed. We could just have a separate agreement between ISG and my family to plant the trees in a different location on our property.

Please think it over and let me know if you'd be willing to discuss it further.

Thanks!

Rob Elliott

From: Hwaida Hassanein [mailto:[hwaida.hassanein@gmail.com](mailto:hwaida.hassanein@gmail.com)<mailto:[hwaida.hassanein@gmail.com](mailto:hwaida.hassanein@gmail.com)>]  
Sent: Monday, March 21, 2016 8:09 AM  
To: Josh Maisel <[jmaisel@benninglandplan.com](mailto:jmaisel@benninglandplan.com)<mailto:[jmaisel@benninglandplan.com](mailto:jmaisel@benninglandplan.com)>>  
Cc: Ammar Najjar <[ammar@isgtown.org](mailto:ammar@isgtown.org)<mailto:[ammar@isgtown.org](mailto:ammar@isgtown.org)>>; Douglas Johnsen <[douglas.johnsen@montgomeryplanning.org](mailto:douglas.johnsen@montgomeryplanning.org)<mailto:[douglas.johnsen@montgomeryplanning.org](mailto:douglas.johnsen@montgomeryplanning.org)>>; Elliott, Robert <[Robert.Elliott@nrc.gov](mailto:Robert.Elliott@nrc.gov)<mailto:[Robert.Elliott@nrc.gov](mailto:Robert.Elliott@nrc.gov)>>; Michael Bruno <[mdbruno@gmail.com](mailto:mdbruno@gmail.com)<mailto:[mdbruno@gmail.com](mailto:mdbruno@gmail.com)>>  
Subject: [External\_Sender] RE: ISG Site Meeting Follow Up for March 8, 2016

Thank you for the clarification. I am approving the new 18 junipers as per the drawing On Mar 21, 2016 7:59 AM, "Josh Maisel" <[jmaisel@benninglandplan.com](mailto:jmaisel@benninglandplan.com)<mailto:[jmaisel@benninglandplan.com](mailto:jmaisel@benninglandplan.com)>> wrote:

Good morning all. There seems to be some confusion about the plan as prepared. The only new item that was not on the approved landscape plan is the screening for the two adjacent land owners. So again only new proposed plantings are the evergreen screening, all other plants are part of approved plan

On Mar 21, 2016 6:19 AM, "Johnsen, Douglas"

<[douglas.johnsen@montgomeryplanning.org](mailto:douglas.johnsen@montgomeryplanning.org)<mailto:[douglas.johnsen@montgomeryplanning.org](mailto:douglas.johnsen@montgomeryplanning.org)>> wrote:

To All;

Prior to Benning & Associates official submittal I would like everyone to review the design. Since this item is going back to the Planning Board I will also need everyone to send me an email response acknowledging receipt of the plan and their approval of the design. Thanks much to everyone.

Doug Johnsen, PLA

Senior Planner

[301-495-4559](tel:301-495-4559)<tel:[301-495-4559](tel:301-495-4559)>

Area 3 Planning Division

Montgomery County Planning Department

8787 Georgia Avenue | Silver Spring, MD 20910-3760

[douglas.johnsen@montgomeryplanning.org](mailto:douglas.johnsen@montgomeryplanning.org)<mailto:douglas.johnsen@montgomeryplanning.org>

From: Josh Maisel [<mailto:jmaisel@benninglandplan.com><mailto:jmaisel@benninglandplan.com>]

Sent: Sunday, March 20, 2016 2:28 PM

To: Hwaida Hassanein <[hwaida.hassanein@gmail.com](mailto:hwaida.hassanein@gmail.com)<mailto:hwaida.hassanein@gmail.com>>

Cc: Ammar Najjar <[ammar@isgtown.org](mailto:ammar@isgtown.org)<mailto:ammar@isgtown.org>>; Michael Bruno

<[mdbruno@gmail.com](mailto:mdbruno@gmail.com)<mailto:mdbruno@gmail.com>>; Johnsen, Douglas

<[douglas.johnsen@montgomeryplanning.org](mailto:douglas.johnsen@montgomeryplanning.org)<mailto:douglas.johnsen@montgomeryplanning.org>>; Elliott,

Robert <[robert.elliott@nrc.gov](mailto:robert.elliott@nrc.gov)<mailto:robert.elliott@nrc.gov>>

Subject: Re: ISG Site Meeting Follow Up for March 8, 2016

Good afternoon all,

Attached is a full sized PDF of my revised plan per our meeting. I chose to stay with Spartan Juniper as it really does seem like the right tree for the right place to achieve our goal of providing an evergreen screen. Please let me know if anyone has any comments and or questions. If I get no requests for changes to the proposal I will make my official submission to Mr. Johnsen at M-NCPPC. Please note I will be out of the office at an arborist class Monday through Wednesday, I will return to the office Thursday. My class is close to my office so I can easily stop after the class and put a submission package together for submission. Please let me know if all are happy and I will submit as soon as possible.

Sincerely yours,

Josh

Joshua O. Maisel

Maryland PLA #3041

ISA Certified Arborist MA-4514A

ISA Tree Risk Assessment Qualified

Benning & Associates, Inc.

Land Planning Consultants

8933 Shady Grove Court

Gaithersburg, MD 20877

(301)948-0240<tel:%28301%29948-0240>

(301)948-0241<tel:%28301%29948-0241> fax

On Tue, Mar 15, 2016 at 10:29 AM, Josh Maisel

<[jmaisel@benninglandplan.com](mailto:jmaisel@benninglandplan.com)<mailto:jmaisel@benninglandplan.com>> wrote:

Good morning all. I just wanted to let you know I had to take a sick day today and I will need to get you all the revised plan tomorrow. Sorry for the inconvenience.

On Mar 8, 2016 11:18 AM, "Hwaida Hassanein"

<[hwaida.hassanein@gmail.com](mailto:hwaida.hassanein@gmail.com)<mailto:hwaida.hassanein@gmail.com>> wrote:

Dear All,

It was wonderful to see everyone today!

Present at the Site Meeting

Hwaida Hassanein, ISG

Ammar Najjar, ISG

Doug Johnsen, Park and Planning

Josh Maisel, Benning and Associates Land Planning Consultants Robert Elliott, Adjoining Property Owner

Mrs. Bruno, Adjoining Property Owner

Follow Up

Mr. Maisel will provide a sketch drawing by no later than Tuesday, March 15th via email to all attendees to review and approve.

After a walk of the site all parties have tentatively agreed to two general locations for tree plantings which will not interfere with the bioswale. This will be shown on the sketch drawing on Tuesday.

A general consensus of the type of planting was in favor for a Juniper "Spartan" or similar type plant that is column like and does not have a point at the top. Mr. Maisel will research and will provide his recommendations by Tuesday March 15th with his sketch drawings. Mr. Maisel will provide pictures of what the tree will look like and a brief description similar to what Mr. Elliott provided today.

ISG, Doug Johnsen, and adjoining property owners Bruno's, and Elliott's will review and comment on the sketch drawing and will come to a final agreement by no later than Friday March 18th.

Mr. Johnsen, will than take this information to Richard Weaver, Park and Planning for the final review.

Planting will begin as soon as possible with the understanding that ISG will need to water frequently.

Thank you to everyone for taking time out of their day to meet.

Sincerely,

Hwaida Hassanein

ISG

---

**From:** M. Michael Debrosse-Bruno [<mailto:mdbruno@gmail.com>]

**Sent:** Friday, March 25, 2016 1:55 PM

**To:** Hwaida Hassanein <[hwaida.hassanein@gmail.com](mailto:hwaida.hassanein@gmail.com)>

**Cc:** Ammar Najjar <[ammar@isgtown.org](mailto:ammar@isgtown.org)>; Johnsen, Douglas <[douglas.johnsen@montgomeryplanning.org](mailto:douglas.johnsen@montgomeryplanning.org)>; Josh Maisel <[jmaisel@benninglandplan.com](mailto:jmaisel@benninglandplan.com)>

**Subject:** Re: ISG Plans

Hwaida,

I am sorry if I am sending a you a delayed response. I hope this did not cause you any problems. I do not have any particular issue with the planting as we agreed at our last meeting. You can proceed as planned.

Thanks.

mmdbruno

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*Marie Michaël Debrosse-Bruno*

*Information Systems Management, FTIL, BS, MBA-ISMA*

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***Everything in nature, whether in the animate or inanimate world, takes place according to rules, although we do not always know these rules. - Immanuel Kant***

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*A mind is a terrible thing to close: An open mind is like a parachute: When open, it can save life; it can save our world! - M. Michaël Debrosse-Bruno*

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***Silence is the safest response for all the contradiction that arises from impertinence, vulgarity, or envy. - Johann Georg von Zimmermann***

On Fri, Mar 25, 2016 at 12:13 PM, Hwaida Hassanein <[hwaida.hassanein@gmail.com](mailto:hwaida.hassanein@gmail.com)> wrote:

Good afternoon Bruno Family!

We hope you are all doing well and are able to enjoy this beautiful Easter weekend. I wanted to follow up with you regards to the plan and to see if you had any questions or is it ok to assume that you are all good with everything as we discussed at the meeting. We are excited to start the planting and provide you with the screening you were looking for but await your final response.

Sincerely,  
Hwaida Hassanein  
ISG