



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 5
06/06/02

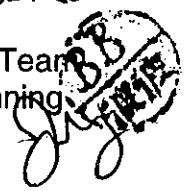
MEMORANDUM

DATE: May 30, 2002
TO: Montgomery County Planning Board
VIA: John Carter, Chief, Community-Based Planning *JAC*
Michael Ma, Development Review *Ma*
William Barron, Team Leader, Eastern County Team
FROM: Joel A. Gallihue, AICP, Community-Based Planning *JAG*

REVIEW TYPE: Special Exception
APPLYING FOR: Private Education Institution Modification
APPLICANT: Clifford Hall and Diana Post
CASE NUMBER: S-2510

ZONE: RE 1
LOCATION: 11701 Berwick Road
MASTER PLAN: White Oak Master Plan

FILING DATE: February 19, 2002
PLANNING BOARD: May 30, 2002
PUBLIC HEARING: June 19, 2002



STAFF RECOMMENDATION: Approval of the proposed special exception with the following conditions:

1. All evidence, testimony and exhibits of record shall bind the petitioners.
2. No more than six vehicles may be parked on site at any time. No more than two vehicles, associated with the use or the residence, may be parked on Berwick Road at any time.
3. The applicant shall arrange for adequate off-site parking for the annual open house event and any other workshops or meetings.
4. The number of employees for the use shall be limited to five.
5. The hours of operation for the office shall be 9 AM – 5 PM, Monday through Friday.

PROPOSAL DESCRIPTION

The petitioners, Clifford Hall and Diana Post, propose a charitable and philanthropic use at 11701 Berwick Road in Silver Spring, MD. The petitioners own the property and currently rent the residence to a tenant. They intend to utilize a finished portion of the basement and a portion of the main level as the office of a charitable and philanthropic organization. They also plan to continue renting out the other portions of the ranch style structure, or the petitioners will reside there themselves. The office will be the headquarters of the Rachel Carson Council, Inc. (RCC) The RCC is a private, nonprofit organization dedicated to research and educational activities in the areas of health and conservation of natural resources. The house has been designated a national historic landmark. It was the home of the environmentalist author Rachel Carson, making the location symbolically important to the RCC. The RCC is currently located at 8940 Jones Mill Road in Chevy Chase, MD. They are renting from the Audubon Naturalist Society. (CBA 2643)

The petitioners are affiliated with the RCC; Diana Post has been the Executive Director since 1992. They purchased the property in 1996. Since they have owned the property the petitioners have rented the house as a single-family residence.

Neighborhood Description – The site is located in a residential subdivision in the White Oak Community, west of New Hampshire Avenue and North of the Rt. 29. One-family residential lots in the RE-1 zone surround the property. No special exceptions exist in the Quaint Acres subdivision the nearest special exceptions are located on New Hampshire Avenue.

Site Description – The subject site consists of one parcel, Lot 11, Block E of the Quaint Acres Subdivision (Plat Book 27). The lot is 48,427 sq. ft. in area. The property is triangular in shape and is at the corner of Berwick Road and Apple Grove Road. The property is improved with a one-story ranch house, a shed and a paved driveway that accesses Berwick Road.

Elements of the Proposal – The applicant summarizes the proposed use as follows:

1. General

“As many as four people at any one time will normally work in the office, Monday through Fridays, with occasional larger functions. The work output will be mainly electronic or paper communications of a scientific public service or educational nature; it is not intended to serve walk-ins.” *The petitioner has confirmed that the nature of*

occasional larger functions would be three meetings of the Board of Directors a year (12-15 attendees) and an annual "open house." No museum function is planned.

2. Personnel and Hours

"RCC's activities are carried out by a small headquarters staff as well as by consultants and others who work on their own premises. The headquarters staff working at the special exception property, normally between 9:00 AM and 5:00 PM, Monday through Friday, will include both full time and part-time personnel. There are two full-time workers, and currently three part-time workers who work an average of 15 hours per week. The work times of part-time workers are such that the total number of workers does not exceed four except on infrequent occasions, such as when a consultant or RCC's accountant visit."

3. Office Layout

RCC proposes to operate the office in approximately 1,337 square feet of office. This includes: basement recreation room, basement bathroom, living room, dining room and study. As parking requirements are calculated on gross floor area, relevant hallways and closets have been included in the total.

The proposed layout does not completely separate the residential use from the special exception use. The petitioners represent that they will only rent to tenants that can agree to the shared layout. Furthermore the petitioners are actively considering residing in the house themselves. Given the recommended control of parking by conditions, staff is considering the effect of the shared layout to be an internal matter for the petitioner to manage.

4. Parking

The existing driveway can support six parking spaces parked in tandem without new paving. Street parking is available and the petitioner has an agreement to use off-site parking at the St. Stephen's Lutheran Church on New Hampshire Avenue.

Two parking spaces are required for the residence and four parking spaces are required for the office¹, so a total of six parking spaces are required. The applicant is seeking to provide the required six spaces with waivers of the setbacks and driveway width. Only two employees work full time. The typical number of employees on site is expected to be four. On occasion where there are consultants or

¹ 2.9 parking spaces per 1,000 square feet are required as this site is located in the Northern Central Office Parking Policy area and over 1,600 feet from a metro station. At 1,337 square feet four spaces are required.

other visitors off-site and street parking is available. The petitioner may also live and work at the site, reducing the necessary parking because the one of the petitioners would be an employee of the RCC.

5. Sign.

A 12" in height x 7" in width sign displaying the letters "RCC" and an arrow is proposed. The sign will be sixty feet from Berwick Road behind a forsythia hedge. The sign is intended to direct people to the basement entrance to the recreation room. This sign will not be lit. *The sign meets the general and residential zone requirements. It is below the maximum area of two square feet, no more than five feet in height and not illuminate.)*

6. Waivers.

The specific waivers requested are as follows:

a.) 59-E-2.83 Parking and Loading Facilities for special exception uses in residential zones.

Parking and loading facilities must be setback a distance not less than the applicant front, rear yard and twice the building side yard required in the zone. *The applicant is seeking a reduction of the side and rear yard, parking setbacks from their respective requirement of 35' and 34' (twice 17') to 15' and 10'. This will allow the existing driveway to be used without additional paving. Given the historic status of the property, residential context and the limited scope of operations by users well familiar with the site, a waiver of this provision is recommended. (See "Parking Facility Objectives" below.)*

b.) 59-E-2.21-Arrangement and marking of parking spaces.

This provision requires striping typically associated with parking facilities. *Given the historic status of the property, residential context and the limited scope of operations by users well familiar with the site, a waiver of this provision is recommended. (See "Parking Facility Objectives" below.)*

c.) 59-E-2.22-Size of parking spaces – This provision sets the dimensional requirements for various configurations of parking spaces. Each configuration references the travel lane and the curb in delineating the space, which would not be possible in the case of tandem parking. *The six parking spaces will meet the size of standard (8.5'x18') perpendicular spaces however they will not each have direct access to a travel lane. Given the historic status of the property, residential context and the limited scope of operations by users well*

familiar with the site, a waiver of this provision is recommended. (See "Parking Facility Objectives" below.)

- d.) **59-E-2.4- Access and circulation** – This provision requires each space to have direct access to a street via interior aisles, which would not be possible in the case of tandem parking. *While spaces will not each have direct access to a travel lane, given the historic status of the property, residential context and the limited scope of operations by users well familiar with the site, a waiver of this provision is recommended. Providing drive aisles would require significant expansion of the paved area. (See "Parking Facility Objectives" below.)*
- e.) **59-E-2.7 – Landscaping** – *Minimum landscaping requirements intended to alleviate adverse visual effects associated with parking facilities. Given the heavy vegetation of the existing site and the fact that no change is being proposed to the existing driveway no adverse visual effect is anticipated. Vegetation includes woods to the north and plantings near the driveway entrance of flowering shrubs. A six-foot board fence is proposed to the east where there is no existing screening. (See "Parking Facility Objectives" below.)*
- f.) **59-G-2.21 A-2(vi) – Road Classification -**
Property must front on a road with more than one through travel lane in each direction of travel. *Berwick Road has only one through travel lane in each direction of travel. However, the property is designated a historic resource by the White Oak Master Plan and the Board may waive this development standard. Occupation of this property by an organization connected with the historic designation is a reasonable adaptive reuse. The limited scope of operations and minimal visitors do not require that this use be on a road with more than one through travel lane in each direction of travel.*

ANALYSIS

Master Plan –The subject property is covered by the 1997 White Oak Master Plan. The Master Plan supports the RE-1 Zone for the property and charitable or philanthropic institutions are allowed by special exception in that zone. The existing land use plan in the Master Plan identifies the property as single family residential. Staff found no master plan issues with respect to the proposed special exception.

Relation to Countywide Park Trails Plan

The Countywide Park Trails Plan, adopted by the Planning Board in 1998, proposes a greenway along Northwest Branch. Countywide Park Planning staff will initiate a trail corridor plan for this greenway in late fall. One of the concepts

for the greenway will be to commemorate the achievements of Rachel Carson and provide examples of her ecological principles along the greenway. Having the Rachel Carson Society in the Rachel Carson house helps strengthen the value of the trail corridor as a tribute to Rachel Carson.

Design Issues – No changes to the exterior structure are proposed. For future reference, the applicant is on notice that any exterior improvements must be in conformance with an approved Historic Area Work Permit.

Development Standards- The existing house is in compliance with the development standards for the RE-1 Zone. The parking setbacks are required for the special exception use.

Development Standard	Requirement	Proposal
Front Yard Setback	50'	52'
Side Yard Setback	17' (doubled to 34' for use)	50'
Rear Yard Setback	35'	50'
Lot Area	40,000 sq. ft.	48,427 sq. ft.
Parking Setbacks	Same as building front and rear, double this side yard setback	Requesting waiver.
Parking Spaces	6	6

Parking

A special exception in a one-family zone that requires three or more parking spaces is required to provide meet the parking facility requirements. Section 59-E-2.83 requires that all parking be located to maintain a residential character and the side yard setbacks are doubled. The current configuration of the site does not meet this setback however the section permits a waiver. The applicant is seeking the above referenced waivers from the Board of Appeals under section 59-E-4.5 to reduce the side and rear yard, parking setbacks from their respective requirement of 35' and 34' to 15' and 10'. Parking facility waivers are also requested. These waivers will permit the applicant to utilize the existing driveway and preserve the residential character of the use in the home. Significant vegetation, grade and historic status of the building suggest major exterior renovations to create parking that meets this setback would not be needed to make the use compatible with the neighborhood.

Screening of Parking

Section 59-E-2.83 also requires screening which the applicant can accomplish using existing vegetation and a proposed solid wood fence where there is a gap

in vegetation at the rear of the property. The sections requirement of shading of paved areas is met by forestation on the site.

Parking Facility Objectives

While the parking for this special exception is considered a parking facility a waiver of the parking standards may be requested under Section 59-E-4.5. This section permits the Board of Appeals to waive any requirement in the article not necessary to accomplish the objectives in Section 59-E-4.2, which are as follows:

A parking facility plan shall accomplish the following objectives:

- (a) The protection of the health, safety and welfare of those who use any adjoining land or public road that abuts a parking facility. Such protection shall include, but shall not be limited to, the reasonable control of noise, glare or reflection from automobiles, automobile lights, parking lot lighting and automobile fumes by use of perimeter landscaping, planting, walls, fences or other natural features or improvements.

A condition of approval limits the number of vehicles to six. Existing vegetation and a proposed six-foot board fence screen adjacent residents. Perimeter landscaping, rear location, topography and the driveway length serve to obscure views of the parking from public streets. No lighting is proposed and special exception activities will primarily occur during daylight hours.

- (b) The safety of pedestrians and motorists within a parking facility.

Pedestrians and motorists within the parking facility will be able to maneuver off street with a clear view. Potential conflicts of tandem parking will be mitigated by the fact that the operations do not typically include visits from guests who would be unfamiliar with the parking arrangement. Daily office activities do not require many trips above and beyond arrival and departures at the beginning and end of the workday.

- (c) The optimum safe circulation of traffic within the parking facility and the proper location of entrances and exits to public roads so as to reduce or prevent traffic congestion.

This objective is typically provided with two way entrances and spaces that meet the dimensional requirements without tandem parking. Given the low volume of traffic on Berwick Street and the

nature of operations discussed in "c," congestion issues are not anticipated.

- (d) The provision of appropriate lighting, if the parking is to be used after dark.

This objective is not applicable as the operations will typically be in daylight and a condition of approval limits operations to 9 AM – 5 PM.

Transportation

Site Location, Access and Circulation

The site is located on the northeast corner of Apple Grove Road and Berwick Road within residential community of Quaint Acres. The community is situated in the western quadrant of New Hampshire Avenue (MD 650) and Columbia Pike (US 29).

The site vehicular access is via a driveway from Berwick Road. Pedestrian access would be by walking on the grass or the side of the road. Even though there are no existing sidewalks along the adjacent streets, pedestrian access would be adequate because of the residential environment with the expected nominal traffic volumes on these local streets.

On-site parking is now provided for up to six vehicles on the existing driveway. For events requiring additional off-site parking, parking is available at the nearby Saint Stephen Lutheran Church by mutual agreement.

Master Plan of Roadways

The adjacent streets of Apple Grove Road and Berwick Road are tertiary residential streets which are not shown in the White Oak Master Plan. Apple Grove Road connects to Milestone Drive, while Berwick Road connects to Quaint Acres Drive. Both Milestone Drive and Quaint Acres Drive connect to New Hampshire Avenue, a major highway, M-12.

Local Area Transportation Review

According to the Petition for Special Exception, the site would be used as follows:

1. A residence utilizing approximately 60% of the building (appx. 3,500 sq. ft. GFA) with the balance used by the Rachel Carson Council's office. Two existing peak-hour trips during the weekday morning peak period (7:00 a.m. to 9:00 a.m.) and the evening peak period (4:00 p.m. to 6:00 p.m.) could be generated assuming two vehicles for the residence.

2. A relocated office for the non-profit organization from another rented site. The Rachel Carson Council's office has two full-time and three part-time workers. At any given time there would be up to four workers in the office. The schedule of full-time workers is from 8:00 a.m. to 5:00 p.m. Although not specified in the Petition for Special Exception, the typical schedule of part-time workers is such that they tend to arrive and depart during the weekday off-peak periods. If two of the three part-time workers arrive or depart during the weekday morning and evening peak periods, up to four new peak-hour trips would be generated by the proposed office use. A new trip is when the primary purpose is to travel to or from the site.
3. Besides the daily office functions, non-recurring special events such as occasional workshops or conferences, Board of Directors meetings (three per year of up to 15 persons), and a yearly open house. Site generated traffic would not occur on a daily basis for these special events.

On a daily basis, the site would generate up to six total (or four new) peak-hour trips during the weekday morning and evening peak periods. Total trips include two existing residential trips and four new office trips.

A traffic study is not needed to satisfy Local Area Transportation Review because the special exception land use on the site generates fewer than 50 peak-hour trips during the weekday morning and evening peak periods.

Policy Area Review / Staging Ceiling Analysis

The site is located in the Fairland/White Oak Policy Area that is in a moratorium for residential and non-residential development. As of April 30, 2002, the transportation staging ceilings are a negative 3,322 housing units and a negative 1,126 jobs under the FY 2002 Annual Growth Policy (AGP). Policy Area Review is satisfied as follows:

1. For tenants of the single-family detached unit, Policy Area Review is satisfied because the housing unit already exists and there is no increase in the number of housing units. Any peak-hour trips generated by the tenants would be considered existing trips.
2. For the proposed non-residential use, Policy Area Review is satisfied under the AGP's Staging Ceiling Flexibility - De Minimis Impact". The site-generated traffic is considered to be De minimis because the proposed land use generates five or fewer new (not existing or total trips) peak-hour trips during the weekday morning and evening peak periods. As described in Recommendation No. 1, the traffic impact would be considered De minimis, even if all five workers were on the site at one time and worked from 9:00 a.m. to 5:00 p.m.

Transportation Staff Recommendation

Transportation Planning staff recommends the following conditions as part of the transportation-related requirements to approve this Special Exception Case as follows:

1. Limit the historic house to the existing residential use and proposed office space for a charitable or philanthropic institute with no more than five workers as stated in the Petition for Special Exception.
A condition of approval binds the applicant to their submitted statement of operations, which stipulates two full time employees and three part time employees.
2. Provide adequate on-site parking for the residents and workers during the typical weekday and the occasional special events as permitted by the zoning code.
A condition of approval controls parking for the residents and workers, which will be adequate per a requested waiver, and the petitioner's submitted off-site parking arrangements.

Environment – The Environmental Planning Unit has reviewed this application and notes the special exception application is for an existing structure, which will not result in clearing of existing forest or trees. Staff determined that the petition qualified for a Forest Conservation Plan exemption.

No paving above 5,000 square feet is proposed. Preliminary Stormwater concept approval by DPS is not required.

Inherent/Non-Inherent Adverse Effects- The inherent and non-inherent adverse effects of a special exception must be considered on nearby properties and the surrounding neighborhood at the proposed location, regardless of the adverse effects the use might have if established elsewhere in the R-90 zone.

Section 59-G-1.2.1 of the Zoning Ordinance states

Inherent adverse effects are the physical and operational characteristics necessarily associated with the particular use, regardless of its physical size or scale of operations. Inherent adverse effects alone are not a sufficient basis for denial of a special exception. Non-inherent adverse effects are physical and operational characteristics are not necessarily associated with the particular use, or adverse effects created by unusual characteristics of the site. Non-inherent adverse effects, alone or in conjunction with the inherent effects, are a sufficient basis to deny a special exception.

Analysis of inherent and non-inherent adverse effects considers size, scale, scope, light, noise, traffic and environment. It is understood that every special exception has some or all of these effect in varying degrees. What must be determined during the course of review is whether these effects are acceptable or will create adverse impacts sufficient to result in a denial. To that end, inherent adverse effects associated with the use must be determined. The use will not operate outdoors and will keep hours that are compatible with a residential neighborhood. No exterior alterations are proposed. In the case of a charitable or philanthropic organization in a residential area, the primary inherent adverse would be increased need for parking. When such a use presents large numbers of vehicles parked on-site or consumes a large number of street parking spaces the effect becomes non-inherent.

The proposed special exception will minimize the non-inherent characteristics of parking with the proposed small scale of operations involving no more than four staff at one time. Conditions of approval prevent the use from over parking the one-family residential neighborhood. Existing vegetation, topography and a proposed six-foot fence will screen the parking from adjacent residential property. Staff concludes that the adverse effect of parking is inherent only.

Community Concerns – Staff has heard no opposition to the proposed application. The applicant has represented that their neighbors have no problem with the use but raised concern over excessive on-street parking. The petitioners have no intention of using on-street parking and have secured parking off-site. Staff is recommending a condition that limits the use and residence to two on-street parking spaces.

Compliance with General and Specific Special Exception Provisions- The staff has reviewed the petition for compliance with the applicable special exception provisions. As noted in the attachment, all general and specific requirements for a charitable and philanthropic institution found in Sections 59-G-1.21 and 59-G-2.21 will be satisfied.

Conclusion – The staff finds that the special exception satisfies all of the applicable special exception provisions for a private educational institution found in the Zoning Ordinance. Therefore we recommend approval with the conditions found in the beginning of the report.

Attachments

1. General and Specific Special Exception Provisions
2. Vicinity Map
3. Existing Conditions and Site Plan
4. Floor Plan

Attachment 1.
Montgomery County Zoning Ordinance
Compliance with Specific and General Special Exception Provisions

59-G-1.21. General conditions.

(a) A special exception may be granted when the Board, the Hearing Examiner, or the District Council, as the case may be, finds from a preponderance of the evidence of record that the proposed use:

(1) Is a permissible special exception in the zone.

The use Charitable and Philanthropic Institution is permissible in the RE-1 Zone.

(2) Complies with the standards and requirements set forth for the use in Division 59-G-2. The fact that a proposed use complies with all specific standards and requirements to grant a special exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a special exception to be granted.

The proposed Charitable and Philanthropic Institution complies with the standards and requirements set forth in Division 59-G-2.

(3) Will be consistent with the general plan for the physical development of the District, including any master plan adopted by the commission. Any decision to grant or deny special exception must be consistent with any recommendation in an approved and adopted master plan regarding the appropriateness of a special exception at a particular location. If the Planning Board or the Board's technical staff in its report on a special exception concludes that granting a particular special exception at a particular location would be inconsistent with the land use objectives of the applicable master plan, a decision to grant the special exception must include specific findings as to master plan consistency.

The subject property is covered by the 1997 White Oak Master Plan. Staff finds that the proposed location of the RCC, Inc. is consistent with the recommendations in the approved and adopted master plan.

(4) Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses.

Staff finds that the proposed use of Charitable and Philanthropic Institution in harmony with the existing neighborhood because there will be no exterior alterations and. Limited parking will be screened.

- (5) Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The special exception use will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood.

- (6) Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The proposed use will not cause objectionable noise, vibrations, fumes, odors, dust, illumination, glare and physical activity. Work will occur indoors and parking has been limited.

- (7) Will not, when evaluated in conjunction with existing and approved special exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of special exception uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area. Special exception uses that are consistent with the recommendations of a master or sector plan do not alter the nature of an area.

There are no special exceptions in the Quaint Acres subdivision. In the past, a special exception for a medical office and service organization were considered and withdrawn. Staff concludes that the modification will not affect the residential area adversely.

- (8) Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The proposed special exception will not cause any of these effects.

(9) Will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities.

- (i) If the special exception use requires approval of a preliminary plan of subdivision the adequacy of public facilities must be determined by the Planning Board at the time of subdivision review. In that case, subdivision approval must be included as a condition of the special exception.
- (ii) With regard to findings relating to public roads, the Board, the Hearing Examiner, or the District Council, as the case may be, must further determine that the proposal will have no detrimental effect on the safety of vehicular or pedestrian traffic.

The lot recorded as a part of the Quaint Acres subdivision. Staff is aware of no deficit in public facilities except that which has been analyzed in the transportation section of this report where the proposed use was found to have a de minimis impact on the road network. The use is non residential and will have no negative impact on schools.

Sec. 59-G-2.21. Charitable or philanthropic institution (Formerly “Eleemosynary and philanthropic institutions”).

A. Development Standard

1. Agricultural Zones

Not applicable.

2. Development Standard in the One-Family Residential Zones –
In the One-Family Residential Zones regulated by Section C-1.32, the development standards are as follows:

- (i) Minimum side yard setback: twice the minimum required by section C-1.32, whichever is applicable.

Twice the minimum of 17' is 34'. This standard is met by the existing structure. A related waiver is requested for the parking setback.

- (ii) Minimum frontage: twice the minimum required by Section C- 1.32, whichever is applicable.

The minimum frontage for the RE-1 zone is 125'. Twice the frontage is 250'. Approximately 450' of frontage exist for this lot.

- (iii) Minimum green area: 70 percent in the RE-1 zone.

The Green Area is approximately 90%.

- (iv) Maximum FAR: 0.25 or 100,000 square feet, whichever is less for office uses.

The FAR is 0.07.

- (v) Maximum building height: 50 feet in the RE-1 zone.

The building is one story with basement.

- (vi) The property must front on and have direct access to a public street or roadway having more than one through travel lane in each direction of travel. Access to a corner lot may be from an adjoining primary street, constructed to primary standards, if the Board finds this access to be appropriate and not detrimental to existing residential uses on that primary street.

*The petitioner is seeking a waiver, as this is a historic resource.
(See # 3)*

B. Parking Standard

Off street parking space must be provided as follows:

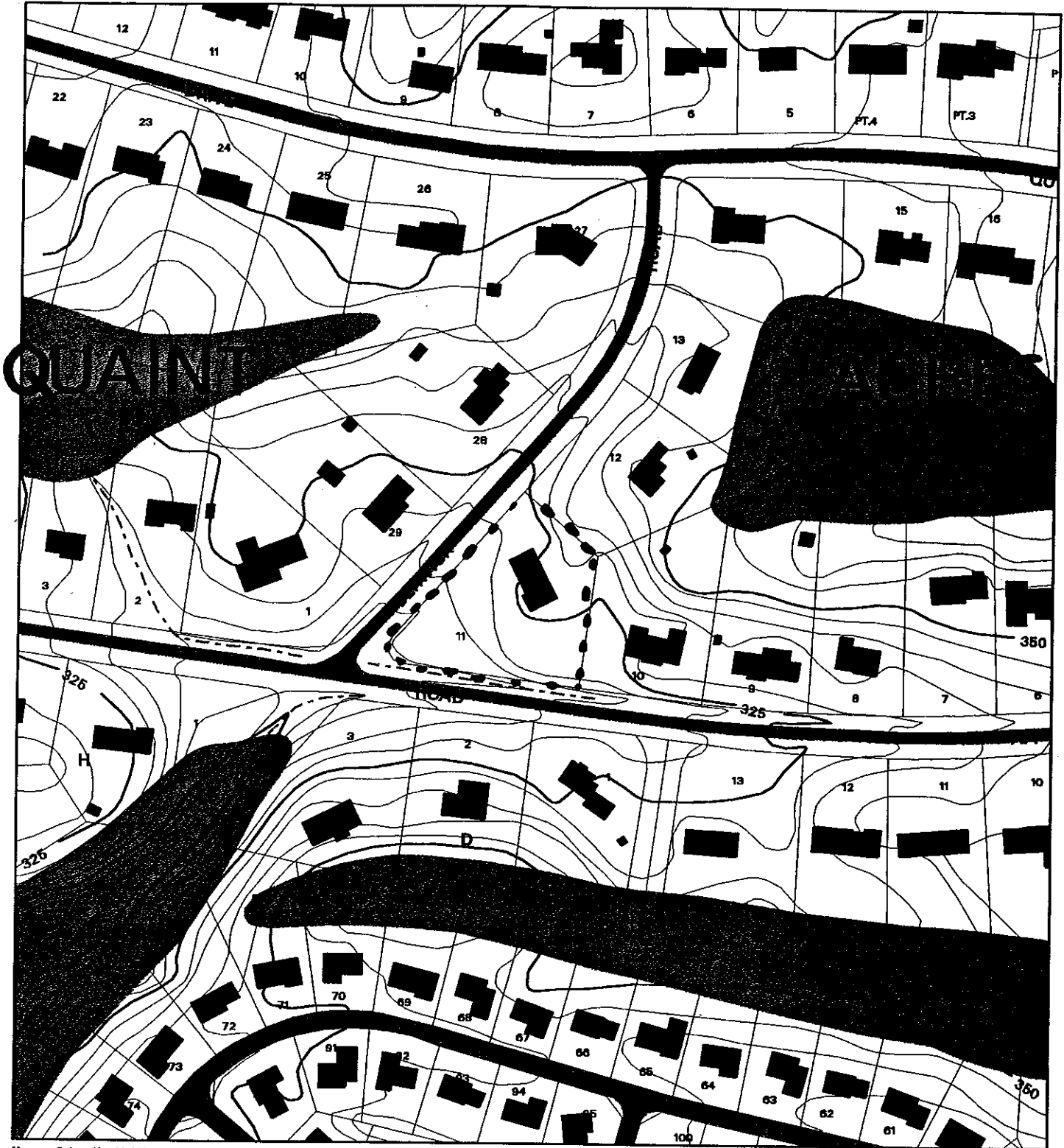
- (iii) Office: same as general office under Section E-3.7
2.9 spaces are required per thousand square feet. 4 spaces are required.

C. Waiver

If the property is designated as a historic resource by the master plan for historic preservation, the Board may waive development standards 2 (i) through (vii).

The applicant seeks a waiver under this provision for the frontage road classification requirement.

VICINITY MAP FOR
RACHEL CARSON COUNCIL S-2510



Map compiled on May 24, 2002 at 1:08 PM | Site located on base sheet no. 215NE01

NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

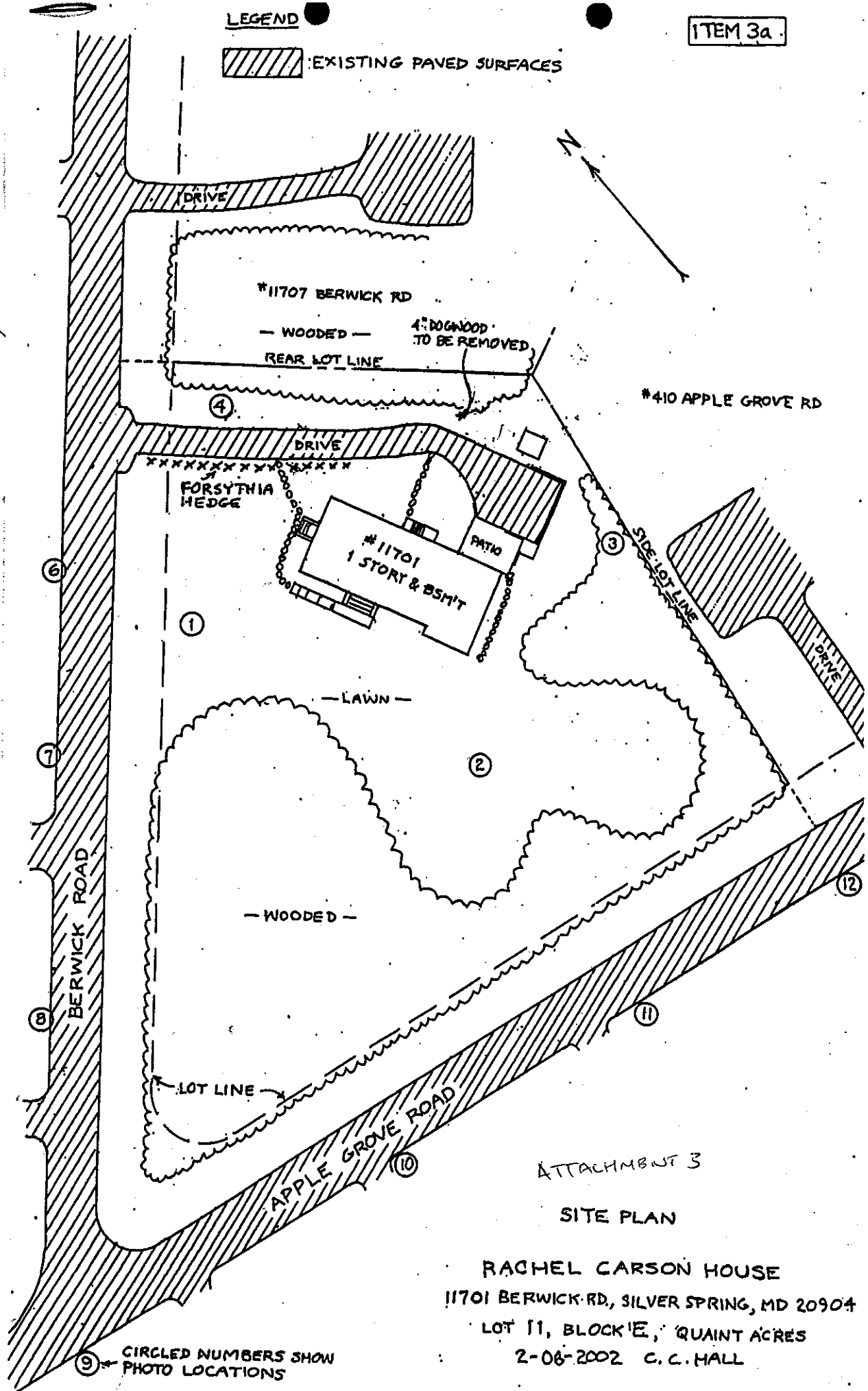
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3750



Attachment 7.

LEGEND

EXISTING PAVED SURFACES



ATTACHMENT 3

SITE PLAN

RACHEL CARSON HOUSE
 11701 BERWICK RD, SILVER SPRING, MD 20904
 LOT 11, BLOCK 'E,' QUANT ACRES
 2-06-2002 C.C. HALL

CIRCLED NUMBERS SHOW PHOTO LOCATIONS

FLOOR PLAN

11701 BERWICK RD

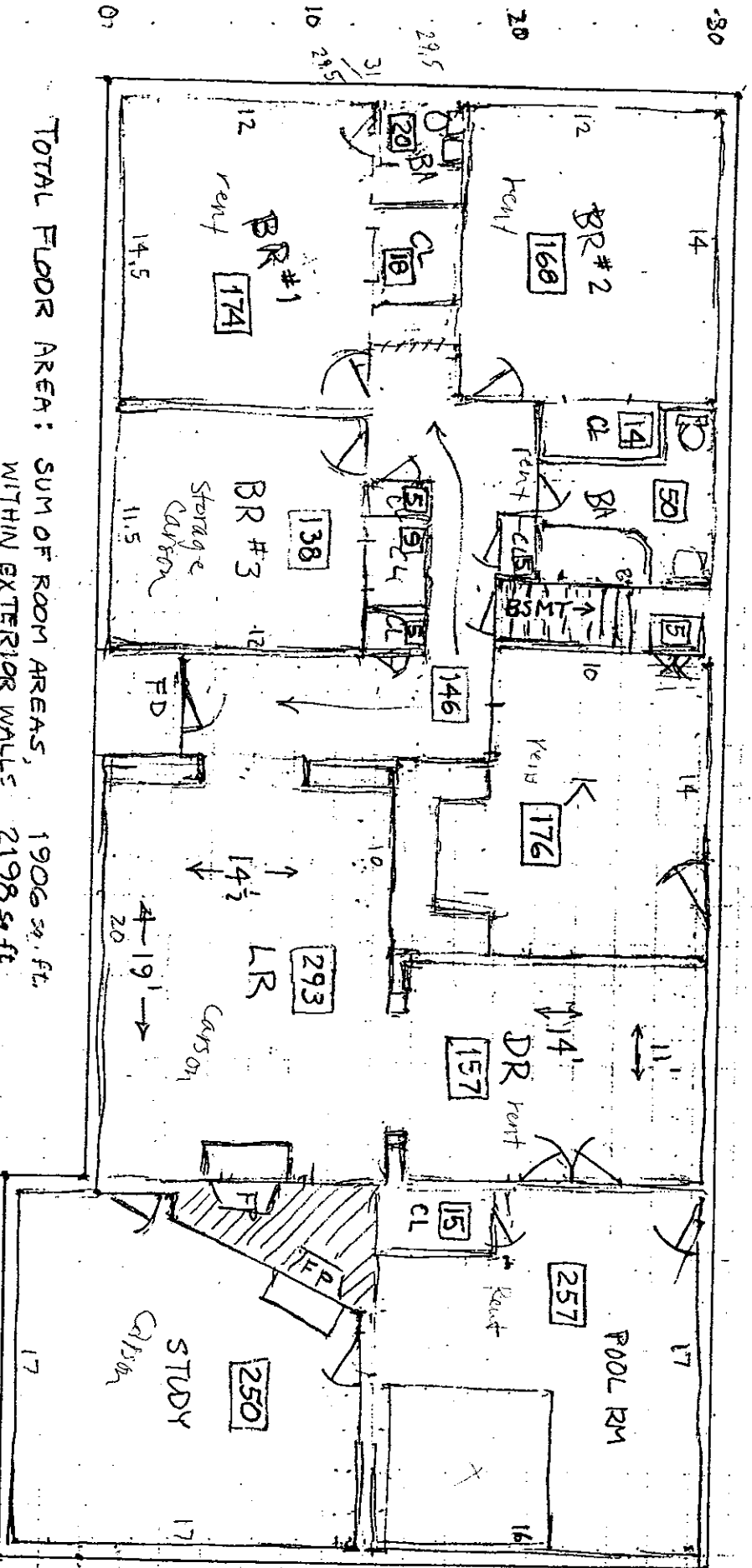
"RACHEL CARSON HOUSE"

SCALE: 1 in. = 8 ft.



Attachment f

9-21-97



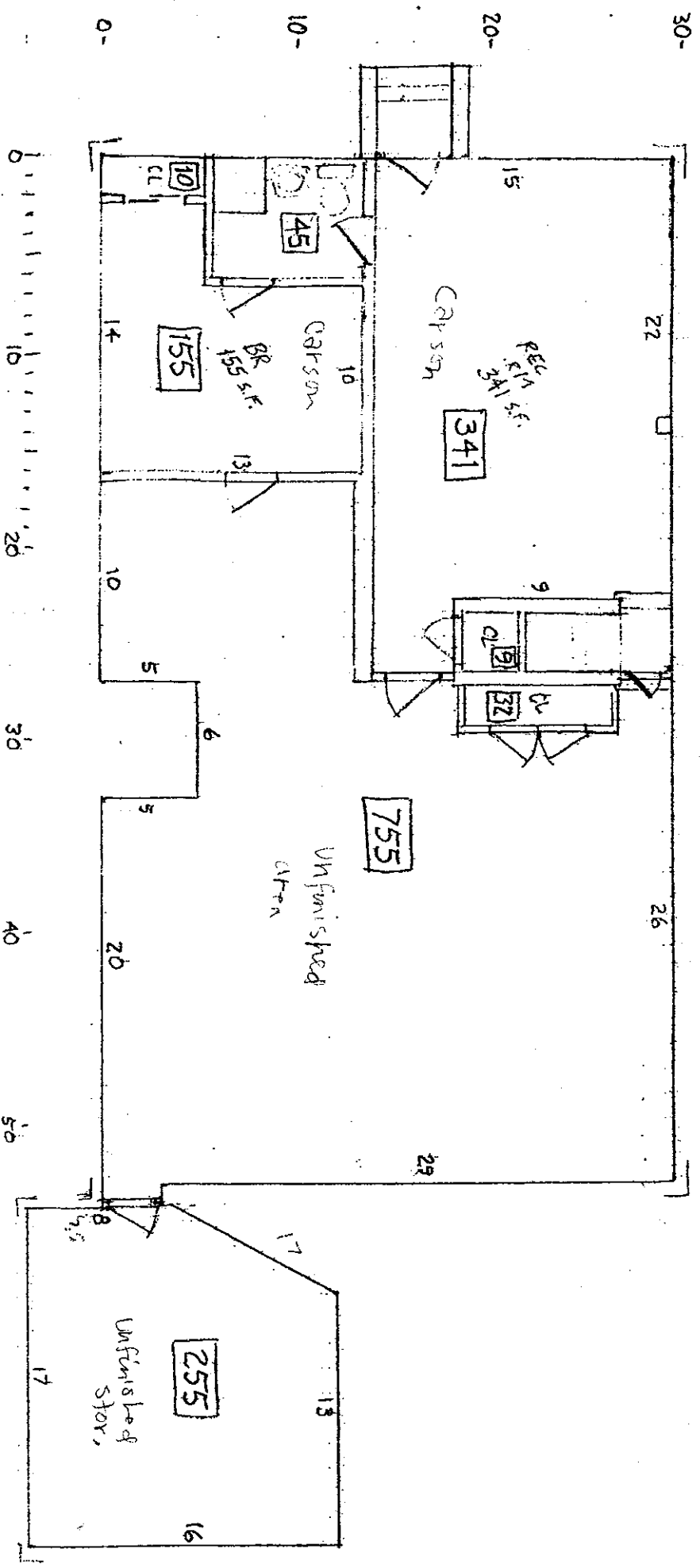
TOTAL FLOOR AREA: SUM OF ROOM AREAS,
WITHIN EXTERIOR WALLS, 1906 sq. ft.,
2198 sq. ft.

0 10 20 30 40 50 60 70

TOTAL FLOOR AREA : SUM OF ROOM AREAS, 1602 sq. ft.
 WITHIN EXTERIOR WALLS 1819 sq. ft.

WHOLE HOUSE :	SUM OF ROOM AREAS	WITHIN EXTERIOR WALLS
1ST FLOOR	1906	2198
BASEMENT	1602	1819
TOTALS	3508	4017

Attachment 7



SCALE: 1 in. = 8 ft.
 RACHEL CARSON HOUSE
 FLOOR PLAN - BASEMENT
 11-14-01