

Mayor Tracey Furman

**Council Member Darin Bartram
Council Member Nate Engle**



**Council Member Conor Crimmins
Council Member Bridget Hill-Zayat**

January 28, 2021

Ms. Carrie Sanders
2425 Reddie Drive
Wheaton MD 20902

Re: The Flats at Knowles Station
10509 Summit Avenue

Dear Ms. Sanders:

Please accept this letter as a follow up from our January 15 meeting with regards to the proposed development project at 10509 Summit Avenue, The Flats at Knowles Station. Specifically, Planning staff asked if the Town would review the proposed 25 live/work units on an initial and annual basis to confirm the units are meeting the commercial use requirement for the project.

The Town plans to enter into an agreement with the developer and property management firm to evaluate the 25 live/work units on an annual basis by requiring the tenants to provide a current trader's license issued by the State of Maryland, or other appropriate business license. If the Town finds that the tenant is in violation of the live/work unit designation, the Town will provide this information to the Department of Permitting Services (DPS) for inspection.

In speaking with Mark Beall, the Zoning Manager with DPS, Mr. Beall acknowledged that this review process would be acceptable to the Department and that County DPS would inspect any noted violations.

If this arrangement is acceptable to Planning staff, we anticipate memorializing the review in a binding agreement with the applicant as a condition of the certified preliminary plan approval process.

Sincerely,

Matthew J. Hoffman
Town Manager
MJHoffman@tok.md.gov

Cc: Mayor and Council, Town of Kensington
Mark Beall, County DPS
Tom Brault, The Flats at Knowles Station