






Anna Gonzalez Group Day Care, Conditional Use No. CU202107

 Aaron Savage, Senior Planner, IRC Division, Aaron.Savage@montgomeryplanning.org, 301-495-4619
 Matthew Folden, Supervisor, Mid-County Planning, Matthew.Folden@montgomeryplanning.org, 301-495-4539
 Carrie Sanders, Chief, Mid-County Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-465-4653

Description

Completed: June 16, 2021

Proposal: Request to increase the maximum number of children at an existing Family Day Care (up to 8 persons) to a Group Day Care Facility (9-12 Persons).

Location: 9803 Montauk Avenue, Bethesda, MD.

Zone: R-60.

Master Plan: 1992 *North Bethesda Garrett Park Master Plan*.

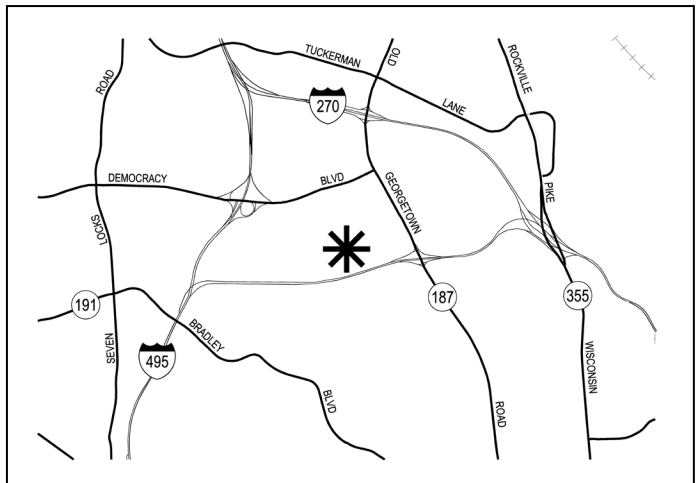
Property Size: 5,400 +/- square feet.

Acceptance Date: 3/23/2021.

Applicant: Anna Gonzalez.

Review Basis: Chapter 59.

Hearing Examiner Public Hearing: July 19, 2021.



Summary

- Staff recommends approval with conditions.
- Staff has not received any correspondence as of the date of this Staff Report.
- The Subject Application includes a parking waiver to meet parking requirements off-site on an adjacent public street.

SECTION 1: STAFF RECOMMENDATION

Staff recommends approval of Conditional Use No. CU202107 subject to the following conditions:

1. The Group Day Care facility must be limited to a maximum of twelve (12) children and two (2) non-resident employees.
2. The hours of operation are limited to Monday through Friday, 7:30 a.m. to 6:00 p.m.
3. The Applicant must schedule staggered drop-off and pick-up of children with a maximum of two (2) vehicles dropping off or picking up children during any fifteen (15)-minute period.

SECTION 2: SITE AND NEIGHBORHOOD DESCRIPTION

Site Description

The Subject Property (Property or Site) is 9803 Montauk Avenue in Bethesda, otherwise known as Lot 22, Block F, (Plat #2755, 1951). It is improved with a detached house (Figure 1) and the Applicant has been operating a Family Day Care (up to 8 persons), for infants through five-year-old children, for approximately two years. The existing Family Day Care is currently permitted as a limited use for up to 8 children and occupies the main level of the house. The 5,400-square foot lot is located on the northeast corner of the intersection of Montauk Avenue and Stoneham Road.

The existing Family Day Care is accessed via the front door of the house that opens into the daycare area. People dropping off children may park on the street and walk with their child on the sidewalk to the front entrance of the house.

The rear yard of the house is enclosed by a six-foot tall fence along the northern, eastern and southern property lines. As shown in Figure 1 below, the outdoor play area is located in the rear yard, bounded by fencing (6 feet in height) on all sides.

Unrestricted on-street parking is allowed on both sides of Montauk Avenue in the vicinity of the Property, however, no off-street parking is provided on the Subject Property consistent with the development pattern of the majority of homes within the surrounding neighborhood.



Figure 1: Subject Property

Neighborhood Description

The Staff-defined Neighborhood (Figure 2) is generally bounded by Lone Oak Drive to the north and by Holmhurst Road to the west. To the east, the neighborhood extends to De Paul Drive, and to the south, to Stoneham Road. The Neighborhood is comprised exclusively of single-family detached homes. The neighborhood is bordered by Ashburton Elementary School to the east. Staff identified one approved conditional use/special exception within the defined neighborhood: Special Exception No. S972 (6414 Lone Oak Drive) for an accessory apartment.

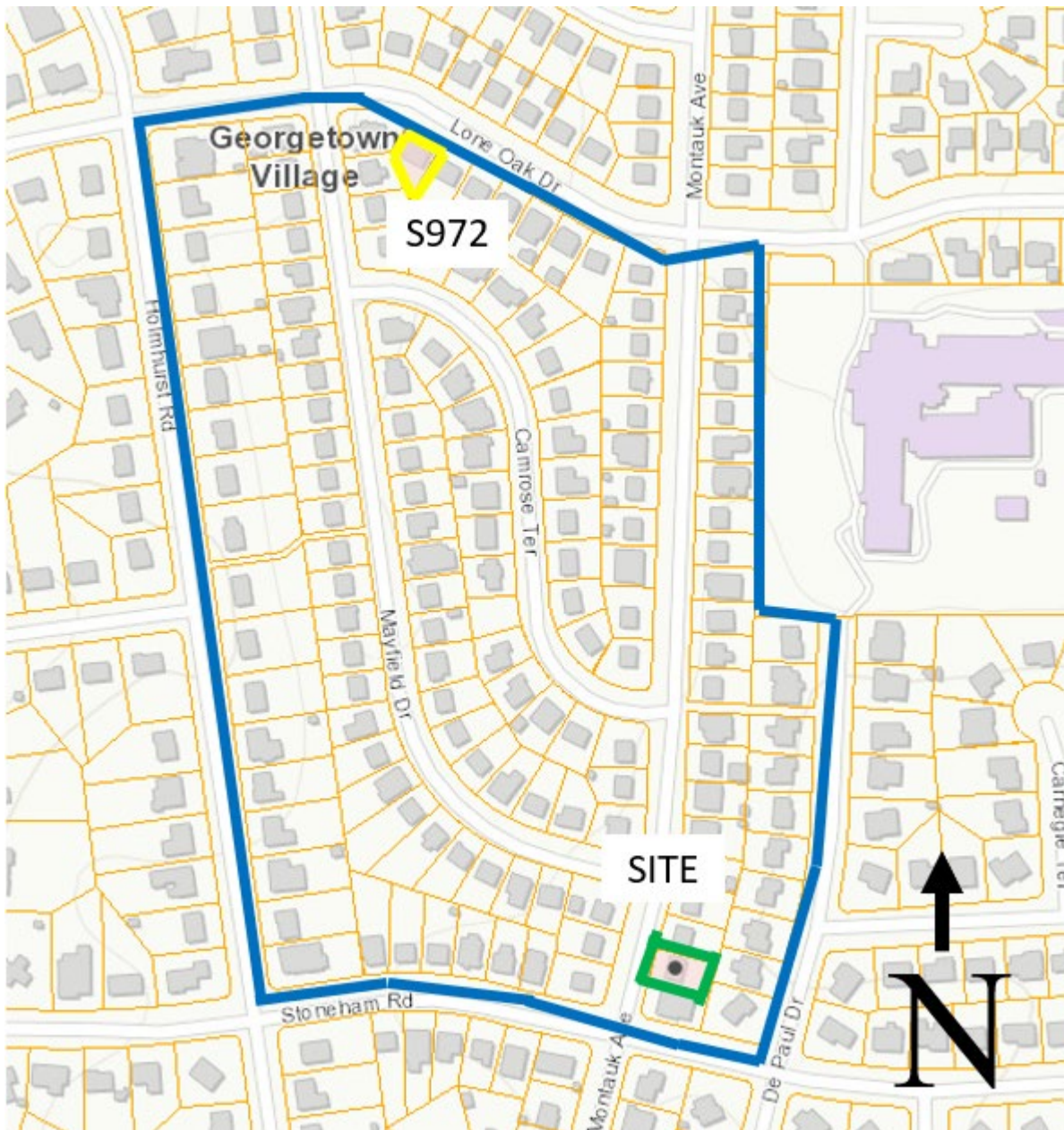


Figure 2: Staff-Defined Neighborhood

SECTION 3: PROJECT DESCRIPTION

The Applicant requests to expand an existing Family Day Care (up to 8 persons) to a Group Day Care Facility (9-12 Persons) for a maximum enrollment of 12 children. The proposed Group Day Care Facility will occupy the same space as the existing Family Day Care. The Applicant is not proposing any expansion or change to the indoor or outdoor daycare space and the current hours of operation, Monday through Friday, from 7:30 a.m. to 6 p.m., will remain the same. The Applicant and her partner live on the Property and serve as the daycare's primary caregivers. Currently, one non-resident staff member is employed by the existing daycare and the Applicant anticipates that one additional non-resident staff member may be hired at a later date. An amendment to the Subject Conditional Use application will be required if the Applicant wishes to employ more than two non-resident staff members.

Weather permitting, the children will play outside during designated outdoor play hours. Outdoor play hours typically occur from 10:30 a.m. to 12:00 p.m. and from 4:00 p.m. to 6:00 p.m. Parent drop-off will take place between the hours of 7:30 a.m. and 9:30 a.m. and pick-up will occur between 4:30 p.m. and 6:00 p.m.

Adequate on-street parking is available along Montauk Avenue, where there are no parking restrictions, to serve the expanded Conditional Use.

The Applicant has not proposed any signage with this Application.



Figure 3: Subject Property, as viewed from Montauk Avenue, looking east.



Figure 4: Subject Property, as viewed within the rear yard, looking east.

SECTION 4: ANALYSIS AND FINDINGS

Master Plan

The Site is located within the 1992 *North Bethesda Garrett Park Master Plan* (Master Plan) area. The Master Plan does not specifically discuss the Site; however, it does include guidance about day cares, special exceptions/conditional uses, and residential areas. The Master Plan includes the following language: *Encourages the provision of child day-care facilities at other appropriate locations in the planning area. Consider day care centers as an amenity associated with applications for optional zones. Require the provision of day care facilities as part of the redevelopment process in areas where redevelopment occurs. Support expanded use of public buildings for childcare (Page 229).*

The existing Family Day Care (up to 8 persons) has been operating on the Site for two years, and the proposal is a modest expansion which will not change the character of the neighborhood. The Subject Site is an appropriate location for a Group Day Care Facility (9-12 Persons) and is compatible with the neighborhood. Therefore, the proposal is in substantial conformance with the Master Plan.

Transportation

Master-Planned Roadways and Bikeway

Montauk Avenue is designated as a secondary residential street within a 60-foot wide public right-of-way. There are no existing or planned bikeway facilities along Montauk Avenue, therefore no implementation participation or right-of-way dedication is required of the Applicant as part of the subject Conditional Use application. As a point of reference, the 2018 *Bicycle Master Plan* recommends a separated two-way bikeway along the southern frontage of Lone Oak Drive, within the vicinity of the Site, which will provide east to west connectivity through the neighborhood from Fernwood Road to Old Georgetown Road. Separated bikeways are also planned along nearby Fernwood Road and Old Georgetown Road, which will each enhance connectivity for people biking between Rock Spring and North Bethesda.

Pedestrian Facilities

Four-foot wide sidewalks with six-foot wide buffers flank both sides of Montauk Avenue, consistent with the streetscape throughout the neighborhood on adjacent streets, such as Mayfield Drive to the north and Stoneham Road to the south. No upgrades to these existing sidewalks are necessary as part of the subject Conditional Use application.

Transit Service

There is no bus service that runs along Montauk Avenue. Transit service within the vicinity includes Ride On Bus Route 47, which runs along Fernwood Road to the west of the subject property, and WMATA Metrobus Routes J1 and J2, which run along Old Georgetown Road to the east. Transit service is provided from the Site to Westfield Montgomery Mall, the Silver Spring CBD, the Bethesda CBD, Walter Reed National Military Hospital, the NIH, and Rockville/Bethesda/Silver Spring/Medical Center Metrorail stations.

Parking and Drop-Off/Pick-Up

Along Montauk Avenue, on-street parking is available on both sides of the road. To minimize impacts to the neighborhood, Staff recommends limiting scheduled parental drop-off and pick-up to two vehicles every 15-minutes. A waiver of off-street parking is discussed in more detail on page 11 of this report.

Local Area Transportation Review

A proposed schedule of drop-offs/pick-ups during the weekday morning peak period (6:30 to 9:30 a.m.) and evening peak period (4:00 to 7:00 p.m.) was submitted with the subject Conditional Use application. The morning arrival schedule shows up to twelve children dropped off between 7:30 a.m. and 9:30 a.m., and the evening schedule shows up to twelve children picked-up between 4:30 and 6:00 p.m. Sibling groups will likely reduce the total number of projected vehicle trips, however, the trip generation is conservative and assumes that each child will arrive individually. The projected peak-hour morning and evening trips based on the Institute of Transportation Engineers' (ITE) trip generation rates for a day care center, and the Policy Area mode split assumptions, are shown below:

Table 1: Trip Generation					
Period	ITE Vehicle Trips	Subdivision Staging Policy Projected Trips			
		Person Trips	Auto Driver Trips	Auto Passenger Trips	Pedestrian Trips*
Morning Peak Hour	11	14	9	3	2
Evening Peak Hour	11.12	14	9	3	2

ITE Land Use Category: 565 – Day Care Center; pedestrian trips represent all walking, biking, and transit trips

* Pedestrian trips are the projected sum of transit riders walking to/from their bus stop, bicyclists, and other students expected to walk to the daycare.

The Subject Application was accepted for review on March 12, 2021, and is therefore subject to the 2020-2024 Growth and Infrastructure Policy, which took effect on January 1, 2021. Under the 2020-2024 Growth and Infrastructure Policy, a traffic study is not required to satisfy the Local Area Transportation Review (LATR) test because the proposed day care center generates fewer than 50 person-trips during the weekday both AM and PM peak hours of the adjacent street. The LATR test parameter is total peak-hour person trips and not vehicular peak-hour trips. Person trips include all travel modes - vehicular, transit, walking, and bicycle trips.

Environment

The Site contains no streams, wetlands or their buffers, or known habitats of rare, threatened, or endangered species; thus, the Project is in conformance with the *Environmental Guidelines*. This Application is not subject to Chapter 22A, the Forest Conservation Law, because no clearing or grading activities are proposed on or near the Property.

Community Outreach

As of the date of this Staff Report, Staff has not received any comments from the community.

Conditions for Granting a Conditional Use- Section 59.7.3.1.E. Necessary Findings

1. *To approve a conditional use application, the Hearing Examiner must find that the proposed development:*
 - a. *satisfies any applicable previous approval on the subject site or, if not, that the previous approval must be amended.*

There are no applicable previous approvals on the Site. The existing Family Day Care (up to 8 persons) is allowed by right.

- b. *satisfies the requirements of the zone, use standards under Article 59-3, and to the extent the Hearing Examiner finds necessary to ensure compatibility, meets applicable general requirements under Article 59-6;*

Use Standards for Group Day Care- Section 59.3.4.4.D.2

- a. *Where a Group Day Care (9-12 Persons) is allowed as a limited use, it must satisfy the following standards:*
 - i. *The facility must not be located in a townhouse or duplex building type.*
 - ii. *In a detached house, the registrant is the provider and a resident. If the provider is not a resident, the provider may file a conditional use application for a Day Care Center (13-30 Persons) (See Section 3.4.4.E)*
 - iii. *In a detached house, no more than 3 non-resident staff members are on-site at any time*
 - iv. *In the AR zone, this use may be prohibited under Section 3.1.5, Transferable Development Rights.*

The facility is not located in a townhouse or duplex and the Applicant is the provider and a resident. As conditioned, no more than two non-resident staff members will be on-site at any time. The Site is not located in the AR Zone.

- b. *Where a Group Day Care (9-12 Persons) is allowed as a conditional use, it may be permitted by the Hearing Examiner under all limited use standards and Section 7.3.1, Conditional Use;*

Table 2: Conditional Use Data Table (R-60 Zone, Pre-1958)		
Development Standard	Required/Permitted	Provided*
Minimum Lot Area: (Section 59.4.4.9.B.1)	6,000 sq. ft.	5,400 sq. ft. ¹
Minimum Lot Width at Front Building Line (Section 59.4.4.9.B.1)	60 feet	±52 feet ²
Minimum Lot Width at Front Lot Line (Section 59.4.4.9.B.1)	25 feet	±53 feet
Maximum Density (Section 59.4.4.9.B.1)	1 unit (7.26 dwelling units/acre)	1 unit
Maximum Lot Coverage (Section 59.4.4.9.B.1)	35 %	±20%
Minimum Front Setback (Section 59.4.4.9.B.2)	25 feet	±25 feet
Minimum Side Setback (Section 59.4.4.9.B.2)	8 feet	±8 feet
Minimum Sum of Side Setbacks (Section 59.4.4.9.B.2)	18'	±16 feet ³
Minimum Rear Setback (Section 59.4.4.9.B.2)	20 feet	±46 feet
Maximum Height (Section 59.4.4.9.B.3)	35 feet	±25 feet

*No proposed development with this application

¹According to Plat 2755 (Attachment B), the Property was part of the Georgetown Village Subdivision developed under R-60 development standards in 1950. Under Section 7.7.1.D.1, for a Residential zoned lot on a plat recorded before October 30, 2014, detached houses are allowed without regard to the street frontage and lot size requirements of the current zone.

² Under Section 7.7.1.D.2.a, a detached house on a platted lot that has not changed in size or shape since June 1, 1958 may be constructed without regard to the minimum lot width at front building line.

³ Under Section 7.7.1.D.2.c, a detached house on a platted lot that has not changed in size or shape since June 1, 1958 may be constructed with the side yard required by the zoning in effect when the lot or parcel was first created. The Subject lot was created in 1950 and the Department of Permitting Services website (DPS) indicates that a lot recorded before 1/1/54 in the R60 zone has a 7 ft setback.

General Development Requirements- Division 59.6

Table 3: Conditional Use Parking Requirements		
	Required Spaces	Proposed
Vehicle Parking Requirement (Section 59.6.2.4.B)	Group Day Care: 2 (2/ non-resident employee) Dwelling: 2 Total: 2	on street parking ¹

¹ The zoning code specifically allows the parking spaces for the daycare to be provided on the street.

Parking Waiver

The Applicant requests a parking waiver under Section 59.6.2.10 to provide the two required parking spaces for the dwelling off-site (on the adjacent public street) since the existing property does not have a driveway or any location for off-street parking. Staff supports this request because adequate on-street parking exists along Montauk Avenue, where there are no parking restrictions, to serve the proposed Conditional Use. Staff notes that many of the original homes within the surrounding neighborhood similarly lack off-street parking.



Figure 5: On Street Parking

Screening

The existing fencing in the rear yard provides sufficient screening between the proposed use and the adjacent homes. The rear yard is surrounded by opaque, 6-foot tall fencing along the northern, eastern and southern property lines. The outdoor play area is set back from the eastern property line.

Lighting

The existing lighting is residential in nature and will not cause any unreasonable glare on neighboring properties.

Signage

No signage is proposed as part of this Application, but any signage added in the future must satisfy Division 59.6.7.

- c. *substantially conforms with the recommendations of the applicable master plan;*

As discussed in the Analysis section above, the Site is located within the *North Bethesda Garrett Park Master Plan* area, and the proposal is in substantial conformance with the Master Plan.

- d. *is harmonious with and will not alter the character of the surrounding neighborhood in a manner inconsistent with the plan;*

The proposal is harmonious with, and will not alter the character of, the surrounding neighborhood. No physical changes are proposed on the Property. Therefore, the proposed expansion of the existing day care use will not alter the character of the neighborhood.

- e. *will not, when evaluated in conjunction with existing and approved conditional uses in any neighboring Residential Detached zone, increase the number, intensity or scope of conditional uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area; a conditional use application that substantially conforms with the recommendations of a master plan does not alter the nature of an area;*

Staff identified one approved conditional use within the Staff-defined neighborhood, an existing Accessory Apartment in a private dwelling at 414 Lone Oak Drive. Although approval of this Application will increase the number of conditional uses in the Staff-defined Neighborhood, the proposed daycare expansion will not affect the area adversely or alter the area's predominantly residential nature. The existing day care has been operating on the Site since April 2018, the increase in the number of children being served is modest, and the Applicant is not proposing any physical changes to the Property.

- f. *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. If an approved adequate public facilities test is currently valid and the impact of the conditional use is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required and:*

- i. *if a preliminary subdivision plan is not filed concurrently or required subsequently, the Hearing Examiner must find that the proposed development will be served by*

adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage, or

- ii. if a preliminary subdivision plan is filed concurrently or required subsequently, the Planning Board must find that the proposed development will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage, and*

There are adequate public services and facilities to serve the proposed use, and a Preliminary Plan of Subdivision is not required.

- g. will not cause undue harm to the neighborhood as a result of a non-inherent adverse effect alone or the combination of an inherent and a non-inherent adverse effect in any of the following categories:*

- i. the use, peaceful enjoyment, economic value or development potential of abutting and confronting properties or the general neighborhood;*
- ii. traffic, noise, odors, dust, illumination, or a lack of parking; or*
- iii. the health, safety, or welfare of neighboring residents, residents, visitors, or employees*

An analysis of inherent and non-inherent adverse effects considers size, scale, scope, light, noise, traffic and environment. Every conditional use has some or all of these effects in varying degrees. Thus, inherent effects associated with the use have to be determined. In addition, non-inherent effects have to be determined as these effects may, by themselves, or in conjunction with inherent effects, form a sufficient basis to deny a conditional use. It must be determined during the course of review whether these effects are acceptable or would create adverse impacts sufficient to result in denial.

Staff has identified the following inherent impacts of the proposal:

- The inherent physical and operational characteristics necessarily associated with a Group Day Care facility include: (1) vehicular trips to and from the Site; (2) outdoor play areas; (3) noise generated by children; (4) drop-off and pick-up areas; and (5) lighting.

Adequate parking and drop-off/pick-up areas are available on the adjacent public street in front of the Site. The drop-offs and pick-ups will be limited by the conditions of approval of the proposed use to minimize impacts to the neighborhood.

The play area is adequate for the proposal.

The existing lighting and landscaping on the Site is adequate for the proposal. The existing lighting fixtures are residential in nature and will not intrude on neighboring properties.

Staff has determined that the proposal will not have any non-inherent effects at this location.

- 2. *Any structure to be constructed, reconstructed, or altered under a conditional use in a Residential Detached zone must be compatible with the character of the residential neighborhood.*

The proposal is for the expansion of an existing day care facility in an existing house; no construction, reconstruction or alteration of any structure is proposed.

3. *The fact that a proposed use satisfies all specific requirements to approve a conditional use does not create a presumption that the use is compatible with nearby properties and is not sufficient to require conditional use approval.*

The proposed use will be compatible with the nearby residential properties and Staff recommends approval with conditions.

SECTION 5: CONCLUSION

The proposed conditional use complies with the general conditions and standards of a Group Day Care facility, subject to the recommended conditions of approval. The proposed use is consistent with the goals and recommendations of the *North Bethesda Garrett Park Master Plan*, will not alter the residential character of the surrounding neighborhood, and will not result in any unacceptable noise, traffic, or environmental impacts on surrounding properties. Staff recommends approval with conditions.

Attachments:

- A. Forest Conservation Applicability for Conditional Uses/Special Exceptions
- B. Subdivision Plat
- C. Property Survey

ATTACHMENT A



Development Applications and Regulatory Coordination Division

Effective 6/29/2015

M-NCPPC

8787 Georgia Avenue, Silver Spring, MD 20910

301-495-4550, fax: 301-495-1306

APPLICATION

Forest Conservation Law Applicability for Conditional Uses/Special Exceptions

Property Information

Address: 9803 Montauk Avenue, City: Bethesda
Subdivision Name: 00591435, Plat(s): 2755, Lot(s): 22, Block(s): F, Tax Map: , Parcel(s):
Property Tax ID 1: , Property Tax ID 2: , Property Tax ID 3: , Property Tax ID 4:

Applicant (Owner, Contract Purchaser, or Owner's Representative)

Name: Anna Gonzalez, Company: ,
Street Address: 9803 Montauk Avenue, City: Bethesda, State: MD, Zip Code: 20917
Phone Number: (240) 426-1617, Email Address: annamagn@gmail.com

Total Area of Property: N/A acres, 5,401 square feet

Applicant attests that the following statements apply to the subject property conditional use/special exception application:

☐ The application does not propose any clearing or grading activities on or near the conditional use/special exception site. (Requires plan number and M-NCPPC signature below)

OR, all of the following:

- ☒ The application applies to a property of less than 40,000 square feet. (Not subject to Forest Conservation Law; requires M-NCPPC signature below)
- ☒ The property is not subject to a previously approved Forest Conservation Plan.
- ☒ The conditional use/special exception proposal will not impact any champion tree as defined by the Montgomery County Forestry Board.

PLEASE NOTE: If regulated activities occur on the property other than what is being attested to, the exemption immediately terminates without action by the Planning Board. The Planning Director may require the submission and approval of a Natural Resources Inventory/Forest Stand Delineation and a Forest Conservation Plan, and may also issue a fine of up to \$1,000 per day.

Applicant's Signature: Anna M. Gonzalez, Date: 2/27/21
Printed Name: Anna M. Gonzalez

For Staff Use Only

M-NCPPC acknowledges that the conditional use/special exception for the above property:

- ☒ is not subject to the Forest Conservation Law as defined in Chapter 22A of the Montgomery County Code.
- ☐ is exempt from the Forest Conservation Plan requirements under Section 22A-5(q)(1) of the Forest Conservation Law.

Plan Name: 9803 Montauk Avenue

Plan Number: 4 2021175E

M-NCPPC Signature: Aaron Savage, Date: 3/8/21
Printed Name: Aaron Savage

PLAT No 2755

OWNERS' DEDICATION

We, Richards Properties, Inc., a Maryland Corporation, by Joseph Richards, Jr., President, and John E. Richards, Secretary, owners of the property shown and described hereon, hereby adopt the plan of subdivision, establish the minimum building restriction lines, and dedicate the streets to public use.

There are no suits of action, leases, liens, or trusts on the property included in this plan of subdivision.

Date: OCT. 12 1950 RICHARDS PROPERTIES, INC.
Attest:

John E. Richards By: *Joseph Richards Jr.*
John E. Richards, Secretary Joseph Richards Jr., President

ENGINEER'S CERTIFICATE

We hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lands conveyed by Cora A. Darcey, et al, to Richards Properties, Inc., a Maryland Corporation, by deed dated June 6, 1950, and recorded among the Land Records of Montgomery County, Maryland, in Liber 1390, at Folio 318; and that stones marked thus: ♦, and iron pipes marked thus: ○, are in place where indicated.

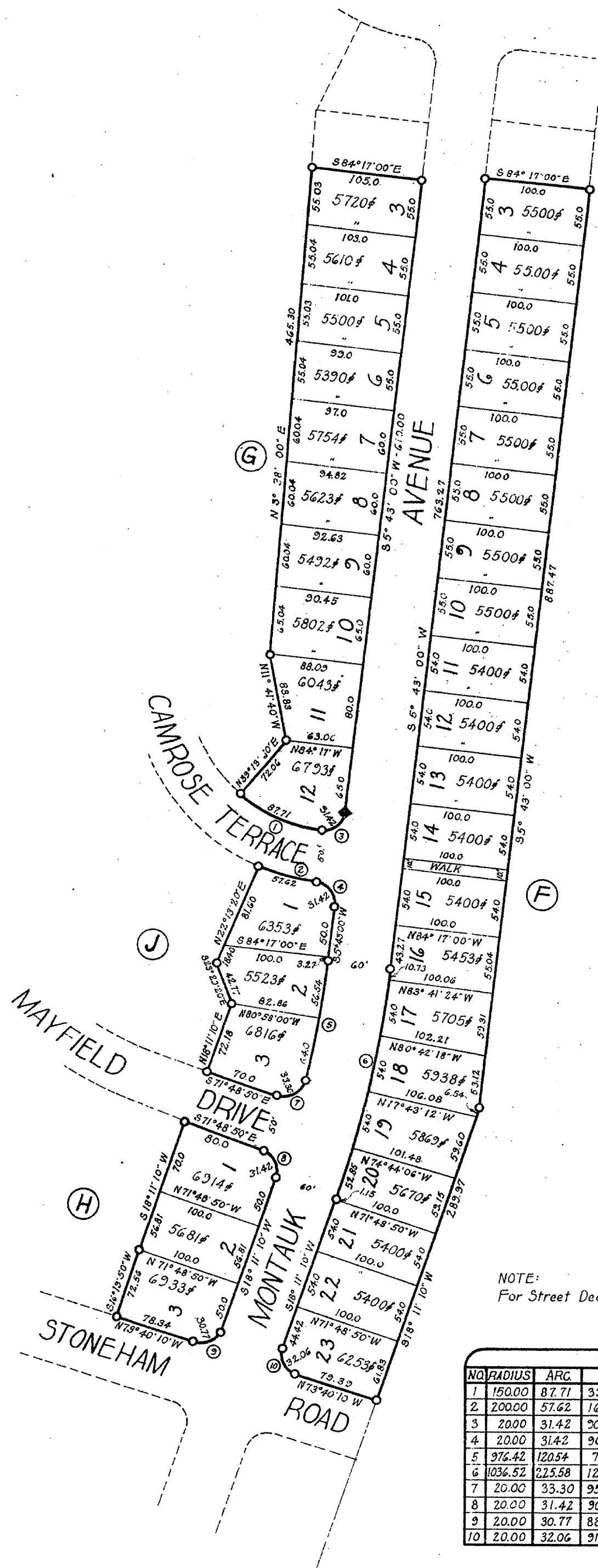
Date: MADDOX & HOPKINS, INC.

By: *Page F. Hopkins*
Page F. Hopkins
Registered Land Surveyor #1585

FILED
MAR 8 1951

PARTS OF BLOCKS-F, G, H & J
GEORGETOWN VILLAGE
MONTGOMERY COUNTY, MARYLAND
Scale: 1" = 50' Oct. 1950

MADDOX & HOPKINS, INC.
CIVIL ENGINEERS
SILVER SPRING, MD.



NOTE:
For Street Dedication see Plat Book 38 Plat 2670.

CURVE DATA					
NO.	RADIUS	ARC	Δ	CH. BEARING	CHORD TAN.
1	150.00	87.71	33° 30' 10"	N67° 31' 55" W	86.47 45.15
2	200.00	57.62	16° 30' 20"	S76° 01' 50" E	51.42 23.01
3	20.00	31.42	90° 00' 00"	N50° 43' 00" E	28.28 20.00
4	20.00	31.42	90° 00' 00"	S39° 17' 00" E	28.28 20.00
5	976.42	120.54	7° 04' 20"	S 9° 15' 10" W	120.46 60.34
6	1036.52	225.58	12° 28' 10"	N11° 57' 05" E	225.14 113.24
7	20.00	33.30	95° 23' 50"	S60° 29' 15" W	29.58 21.98
8	20.00	31.42	90° 00' 00"	S26° 48' 50" E	28.28 20.00
9	20.00	30.77	88° 08' 40"	S62° 15' 30" W	27.82 19.36
10	20.00	32.06	91° 51' 20"	S27° 44' 30" E	28.74 20.66

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
APPROVED: FEBRUARY 8, 1951
DATE
Ernie J. Hain CHAIRMAN
John F. Nicholson SECRETARY-TREASURER
M-N.C.P. & P.C. RECORD FILE No 135-17

WASHINGTON SUBURBAN SANITARY COMMISSION
APPROVED: FEB. 15, 1951
DATE
SUITABLE FOR WATER & SEWER DESIGN
WITHOUT COMMITMENT AS TO INSTALLATION.
Harry R. Hall CHIEF ENGINEER

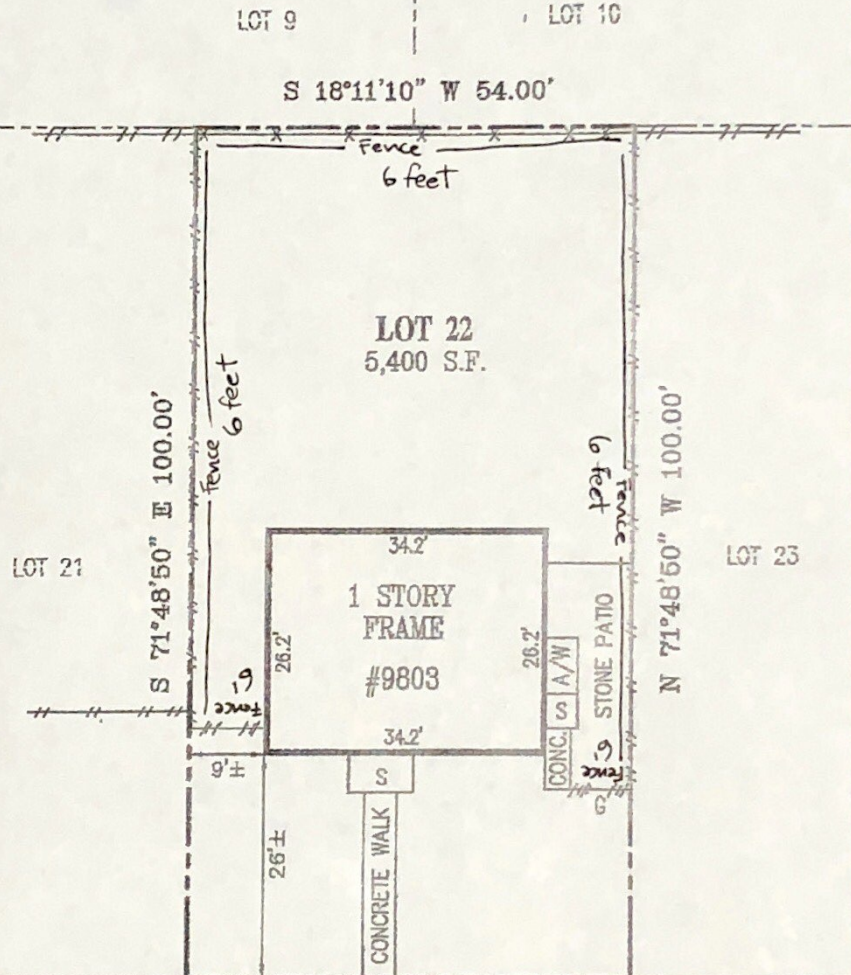
ATTACHMENT C

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.
2. Fences, if shown, have been located by approximate methods.
3. No Property Corners Confirmed.



LOCATION DRAWING
LOT 22, BLOCK F
GEORGETOWN VILLAGE
MONTGOMERY COUNTY, MARYLAND

N 18°11'10" E 54.00'
MONTAUK AVENUE
(60' R/W)

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 502
Expires: 04-07-2019

REFERENCES

PLAT BK. 39
PLAT NO. 2755

LIBER
FOLIO



SNIDER & ASSOCIATES LAND SURVEYORS

20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20678
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

SCALE: 1" = 20'

WALL CHECK:

DRAWN BY: K.D.S.

HSE. LOC.: 11-13-2018

JOB NO.: 18-04333