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January 11, 2022

Casey Anderson, Chair
Montgomery County Planning Board
2425 Reddie Drive, 14th Floor
Wheaton, MD 20902

Via Electronic Mail: mcp-chair@mncppc-mc.org

Re: Site Plan Amendment 81981046A
Waiver Request for Site Plan Surety and
Maintenance Agreement
Saint John Neumann Catholic Parish
9000 Warfield Road
Montgomery Village, Maryland 20882
MHG Project No. 1980.138.34

Dear Chair Anderson and Members of the Board:

The Montgomery County Planning Department has recommended approval of Site Plan Amendment No. 81981046A to permit a 6,000 square foot building addition, parking alterations, lighting and landscaping changes for the subject property reference above. On behalf of our Client, Saint John Neumann Catholic Parish, we are submitting this letter related to Site Plan Amendment No. 81981046A to request that the Planning Board waive the requirements for the Site Plan Surety under section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance for the following reasons:

- 1) The improvements being proposed are all located on private property, as such, there is no compelling public interest in these improvements; the parish has no desire to leave the project unfinished.
- 2) Under the Memorandum of Understanding between the Maryland-National Capital Park and Planning Commission (MNCPPC) and the Montgomery County Department of Permitting Services (DPS), DPS has the responsibility to inspect projects for compliance with Site Plan approvals and has the authority to compel the applicant to complete the improvements in accordance with the approved drawings or file an amended Site Plan application.
- 3) The applicant will be providing other sureties to DPS as part of the building permit process, which add to the overall cost of the project.

- 4) The applicant is providing a fee-in-lieu contribution to the Montgomery County Department of Transportation (DOT), in the amount of \$43,218.43, subject to DOT review and approval, towards the construction of the Goshen Road South master-planned bicycle facility with eleven-foot-wide side paths and associated street buffers along each respective property frontage (CIP No. 501107).
- 5) The parish is a non-profit entity and is requesting this waiver to help reduce the overall cost of the project.
- 6) The existing seats within the parish will not increase, as such, the planned improvements do not increase “intensity” of the existing approved use.

The applicant is willing to enter into the “standard” Site Plan Surety and Maintenance Agreement with a surety amount of \$0.00, which should be sufficient to provide the Planning Board with the assurance that the applicant has every intention to complete the improvements as indicated on the approved drawings.

If any additional information is required or questions arise, please contact me at your convenience.

Sincerely,



Stephen E. Crum, P.E.