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STATEMENT OF JUSTIFICATION
17604 HOLLINGSWORTH DRIVE
LOT 29, BLOCK B, ROCK CREEK VISTA

March 15, 2023

FOREST CONSERVATION PLAN AMENDMENT APPLICATION
M-NCPPC FILE No. F20230260

I. INTRODUCTION

Laure Reiff & Jeff Kozero (“Applicant / Owner”), hereby submit this forest conservation plan amendment to modify the associated forest conservation plan and forest conservation easement shown thereon in accordance with Sections 50-4.3.K.1 and 22A-11(a)(2) of the Montgomery County Code (“Application”).

The original subdivision included Lots 26-30, Block B, Rock Creek Vista. This application involves Lot 29 (17604 Hollingsworth Drive or the “Property”) and is intended to remediate encroachments in the forest conservation easement through replacement plantings and an increased forest conservation easement area on the Property. At the time of this application, the property is zoned RE-2.

II. EXISTING CONDITIONS AND SURROUNDING AREA

The Property contains one single-family dwelling, a driveway, swimming pool, accessory structures, and other appurtenances. The Preliminary Plan was approved in 2001 as was the associated Final Forest Conservation Plan. The Property is bound by similarly sized residential properties to the northwest and east, by Rock Creek to the south, and by Hollingsworth Drive to the northeast. The Property is included in the Upper Rock Creek Special Protection Area.

III. PROPOSED FOREST CONSERVATION PLAN AMENDMENT

Lot 29 - 17604 Hollingsworth Drive

Identified on the previously approved preliminary plan as “Lot 29”, this amendment proposes to modify the approved Forest Conservation Easement as previously indicated on “Lot 29”. In response to an unintentional violation of the forest conservation easement through installation of a playground and covered deck/pool house that encroaches into the easement area, the Applicant is seeking approval of modifications to the existing forest conservation plan and easement to provide a greater replacement area of forest conservation easement on-site. While understory was impacted by such encroachment, no trees were removed in connection with the installation of these improvements. The Applicant hereby proposes to amend the Preliminary Plan to abandon a portion of the forest conservation easement and to provide additional on-site forest conservation easement contiguous to an existing forest conservation easement located in the front of the Property. The Applicant also proposes to remove the existing playground structure located within the forest conservation easement at the rear of the Property. The Application includes the removal of 4,425 square feet of forest conservation easement area, the replanting of 13,130 square feet of previously mowed

forest area, and the creation of an additional 17,616 square feet of land encumbered by a new forest conservation easement. These corrective actions are consistent with the requirements of Section 22A-17 of the County Code and the proposed modifications are also consistent with the standards for modifications to an approved forest conservation plan in Section 22A-11(a)(2) of the County Code since the Applicant is substituting an on-site conservation area that is of equal or greater quality to and approximately four (4) times greater than the area of forest conservation area being abandoned. Based upon the foregoing, the Applicant respectfully requests approval of this Application.