

# McMillan Metro, P.C.

ATTORNEYS AT LAW

May 26, 2023

## VIA ELECTRONIC SUBMISSION

Mr. Patrick Butler, Upcounty Planning Chief  
Montgomery County Planning Department  
2425 Reedie Drive  
14th Floor  
Wheaton, Maryland 20902

Mr. Jeff Zyontz, Chair  
Mr. Shawn Bartley  
Mr. James Hedrick  
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2425 Reedie Drive  
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**Peter E. Ciferri**  
Partner

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Maryland Bar  
District of Columbia Bar  
Virginia Bar

Re: Amended Statement of Justification In Support of  
Preliminary Plan No. 120230080;

Hamere Berhan Kedus Yohannes (HBKY) Metmiq  
Ethiopian Orthodox Tewahedo Church (“HBKY  
Church” or the “Applicant”);

4115 Muncaster Mill Road (Parcels P805, P867,  
P868, P915).

To the Planning Department and Board:

Hamere Berhan Kedus Yohannes (HBKY) Metmiq Ethiopian Orthodox Tewahedo Church (“**HBKY Church**” or the “**Applicant**”), pursuant to Section 50.10.01.05 of the Administrative Procedures for Development Review, and to demonstrate compliance with Section 50.4.2. of the Subdivision Code, the applicable Sections of the Montgomery County Zoning Ordinance, Chapter 59, and conformance to the applicable Master Plans, submits this Statement of Justification setting forth the facts and reasons in support of Planning Board approval for the proposed Preliminary Plan of Subdivision Application No. 120230080 (the “**Application**”).

## **I. The Application and Proposal**

The Applicant's request is to combine four parcels and a private driveway, all generally located at 4115 Muncaster Mill Road, Rockville, Maryland (the "**Property**"), into one record lot to accommodate the construction of a new primary building for Religious Assembly to serve the HBKY Church congregation. The proposed primary building is intended to seat 450 patrons, with 142 proposed associated surface parking spaces, with five (5) of those spaces being accessible and equally distributed around the Property.

HBKY Church owns and currently operates from the same Property by using a small 48-seat capacity sanctuary, which does not accommodate even a portion of the current Church membership, and certainly does not allow the Church to plan for the future. The Applicant proposes to retain three existing buildings on the Property: The existing parsonage along Muncaster Mill Road, and the existing church building and an existing accessory building, both near the rear of Parcel 867, all of which are currently being used and are proposed for continued use. An existing garage attached to the current parsonage structure is planned to be demolished in order to meet setback requirements. The existing and proposed use of the Property is Religious Assembly pursuant to Section 59-3.4.10 of the Zoning Ordinance. Religious Assembly is a permitted use in the RE-1 Zone.

## **II. The Subject Property and Surrounding Neighborhood**

### **A. Property Description**

The subject Property consists of four parcels and a private driveway, all generally bearing the street address 4115 Muncaster Mill Road, Rockville, MD 20853. The four parcels are more specifically identified as follows:

- Parcel P805, bearing Tax ID Number 08-00721245;
- Parcel P867, bearing Tax ID Number 08-00723357;

- Parcel P868, bearing Tax ID Number 08-02689613; and
- Parcel P915, bearing Tax ID Number 08-00710550.

Parcels P867, P868, and P915 are adjacent to each other and are aligned, confronting Muncaster Mill Road. Parcel P805 adjoins the three “front” parcels and the private driveway crossing those parcels.

#### B. Private Driveway

The private driveway is presently relied upon by the Applicant, and the Applicant’s proposal includes continued reliance upon the driveway for ingress to the Property’s parking lots, for underground utility easements, for continued ingress and egress by existing easement beneficiaries. The private driveway extends along the outer edge of Parcel P915 and then crosses the rear of Parcels P915, P868, and P867. The private driveway is not separately assigned a Tax ID Number and is identified in conflicting manners on Montgomery County Zoning Atlas maps and State Department of Assessments and Taxation Tax Maps; however, ownership vests in the Applicant as the present owner of Lot 10 (i.e., the present Parcel P805), per a deed dated May 13, 1886, and recorded among the Land Records of Montgomery County, Maryland, in Book JA 2 at Page 183.<sup>1</sup> The private driveway remains subject to the rights of private easement holders under subsequently recorded agreements. The Applicant does not intend to disturb any of the private easement holders’ respective rights as a result of this Application.

#### C. Surrounding Neighborhood

The surrounding neighborhood primarily consists of existing institutional uses, undeveloped properties mostly owned by institutional users or governmental agencies, and some RE-1 Zoned single-family residential dwellings. Apparently in furtherance of recommendations contained in the Olney Master Plan (2005), the surrounding neighborhood is mostly devoid of commercial uses. The immediate surrounding neighborhood consists of the Won Buddhism of Washington Temple to the west, as well as several undeveloped parcels owned by that religious body, and a single-family detached dwelling to the immediate adjacent west of the subject

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<sup>1</sup>Title research was conducted and provided to Planning Staff as part of the Applicant’s Concept Plan to verify the record ownership, use, and scope of users, for the private driveway.

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Property. The Property is confronting to the St. Patrick's Parish Center and St. Patrick's School, located at the corner of Norbeck Road and Muncaster Mill Road, and which is the most prominent building and use in the surrounding neighborhood. To the east are properties owned by Montgomery County: The Norbeck Rosenwald Center, and its associated Norbeck-Muncaster Mill Neighborhood Park; Wintersweet Park, further east; and the Mt. Pleasant Church (*i.e.*, Waves of Glory Worship Center). To the north, northeast, and northwest, the subject Property backs existing forest canopy that serves as a buffer between the Property and an RE-1 Zoned subdivision accessed from Georgia Avenue.

### **III. Pre-Application Steps**

In advance of submitting this Application, the Applicant submitted Concept Plan No. 520220320 for review on April 8, 2022, pursuant to Section 59.00.05.10 of the Administrative Procedures for Development Review. The Applicant's team participated in a Development Review Committee meeting on August 30, 2022. As a result of that meeting, the Applicant's proposal was substantially recrafted to address comments and advice obtained from agencies and staff. For example, the existing parsonage and the primary building proposed were brought into better alignment to create more consistent front building line, parking areas were reconfigured, and site access was revised.

The Applicant conducted a pre-application community meeting on January 10, 2023, at 7:00 P.M., at the Property, to present information about the proposed Preliminary Plan. Notices of the pre-application meeting were sent on December 19, 2022. The Applicant posted the Property as of December 20, 2022. Evidence of posting is provided with the Application materials. Copies of the meeting minutes, notice list, sign-in sheet, and notices, are included with the Application materials.

### **IV. Approval Criteria**

For the reasons set forth herein below, the Application, and such further evidence and testimony presented to the Planning Board, the Applicant's request enables the Planning Board to approve the proposed preliminary plan by making the required findings as set forth in Section 50.4.2.D of the Montgomery County Subdivision Code.

***1. The Layout of the Subdivision, Including Size, Width, Shape, Orientation and Density of Lots, and Location and Design of Roads is Appropriate for the Subdivision Given its Location and the Type of Development or Use Contemplated and the Applicable Requirements of Chapter 59***

The proposed layout of the subdivision, the principal and accessory buildings proposed and associated parking, are appropriate for the location, and for a Religious Assembly, which is a permitted use in the RE-1 Zone, pursuant to Sections 3.1.6. and 3.4.10. RE-1 Standard Method Development Standards applicable to the lot, density, and placement of all structures for a Religious Assembly in the RE-1 Zone are satisfied as shown on the proposed plans and summarized as follows:

<b>RE-1 Zone</b>	<b>Required by the Zone</b>	<b>Proposed (as Shown on Preliminary Plan Drawing)</b>
<b>Lot and Density</b>		
Lot Area	40,000 square feet	228,790 square feet
Lot width at front building line	125 feet	258 feet Provided
Lot width at front lot line	25 feet	258 feet Provided
Road Access	Required	Provided
Density (units/acre)	1.09	22,600 square feet proposed plus existing parsonage  (10,000 SF foot print for primary building)
Lot Coverage	15%	8.2% Proposed
Height	50 feet	Will not exceed
<b>Placement – Principal Building Setbacks (min)</b>		
Front setback	50 feet	Over 80 feet provided
Side setback	17 feet	17 feet minimum each side
Sum of Side Setbacks	35 feet	35 foot minimum sum

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Rear Setback	35 feet	Satisfied, as shown on plans
<b>Placement – Accessory Structure Setbacks (min)</b>		
Front setback	80 feet	Over 80 feet provided
Side setback	15 feet	Satisfied, as shown on plans
Rear setback, if not otherwise addressed	10 feet	Satisfied, as shown on plans
Height	50 feet	Will not exceed

Pursuant to Section 6.2.4.B., one parking space is required for every four assembly seats. For the proposed 22,600 square foot church and parsonage, this equates to a minimum requirement of 113 spaces. The Applicant proposes 142 spaces of surface parking as shown on the preliminary plan drawing. The proposed “over park” of 29 spaces more than the Code requires is in response to congregation experiences, suggesting that at least 10 additional spaces beyond that which the Code requires could be valuable in the future to accommodate a growing congregation and special events.

***2. The Preliminary Plan Substantially Conforms to the Master Plan***

The Application substantially conforms to the applicable 2005 Olney Master Plan, and the 2018 Bicycle Master Plan, as amended (“Bicycle Master Plan”).

**A. Olney Master Plan**

The Property is situated along the southern edge of the “Southern Olney” plan neighborhood, as described within the 2005 Olney Master Plan. Muncaster Mill Road forms the boundary of the plan area. There are no property specific recommendations contained within the 2005 Olney Master Plan.

The Applicant’s proposal is consistent with the 2005 Olney Master Plan’s focus on retention of existing zoning and uses for developable properties located in the Southern Olney neighborhood. The Applicant’s proposal is to consolidate multiple parcels in furtherance of its goal to retain the existing institutional use of RE-1 Zoned property, which could be otherwise

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redeveloped for a permitted commercial use. As such, the Application also promotes the Master Plan's land use plan of directing commercial growth toward the Town Center, while discouraging commercial growth outside of the Town Center. (*See, e.g.*, Pages 15-16.) The continuation of this existing institutional use also aligns with the Master Plan goal of "protecting existing communities ... achieved mainly by discouraging proliferation of commercial uses outside the Town Center." (*See* Page 41.) The Applicant's Property is predominantly surrounded by other institutional uses, as well as a Historic Site, and the continuation of this institutional use advances the land use pattern goals of maintaining the general existing character and nature of the community. Moreover, as noted by Planning Staff during Concept Plan review: The availability and retention of institutional uses is valuable, also, to maintaining the character of surrounding residential neighborhoods.

The Property is located outside of any special protection area. The Master Plan's general environmental goals for water resources are promoted by the Applicant's plans for stormwater management, and protection of existing forest, as described hereinbelow. The balance of the recommendations related to the Southern Olney plan neighborhood are focused entirely on the "Southeast" quadrant of the plan area, of which this Property is not a part, and are therefore inapplicable here.

**B. Bicycle Master Plan**

The Applicant intends to satisfy the recommendations of the Bicycle Master Plan by providing bikeable shoulders along the frontage of the Property on Muncaster Mill Road, as recommended by the Bicycle Master Plan. Page 292 of the Bicycle Master Plan describes the recommendations for the Olney Planning Area, which are further reflected on the adopted "Approved Bicycle Network" map. The future improvement of bikeable shoulders is shown on the Applicant's plan as part of the additional right of way proposed. There are no other pipeline projects within the vicinity of this site.

**C. Master Plan of Historic Designation is Inapplicable**

The Property is not subject to the requirements and restrictions of the Master Plan for Historic Designation because the Property is neither proposed for designation, nor is it a designated site or within a designated neighborhood. However, it is noted by the Applicant that its Property

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abuts the Norbeck Rosenwald Center (Site 23/113-02), and the Norbeck Rosenwald Center adjoins the Mount Pleasant United Methodist Church (Site 23/113-001A). The Norbeck Rosenwald Center and the Mount Pleasant United Methodist Church are each listed as individual sites on the Master Plan for Historic Designation.

### ***3. Public Facilities will be Adequate to Support and Service the Area of the Subdivision***

Water and Sewer: The Applicant's request provides for adequate public facilities in conformance with the Subdivision Code. The Property is categorized as W-1 and S-1; Water and sewer connections are provided to the subject Property line. As shown on the Preliminary Utility Plan provided herewith, water and sewer connections will be made to the subject Property in capacities sufficient to support the project.

Fire Access and Life Safety: The Application is supported by a Fire Access Plan in compliance with Montgomery County Code Section 22-32. The Fire Access Plan provides fire code compliant access from Muncaster Mill Road and a 20-foot wide fire lane with adequate space between the road and any buildings. An existing garage attached to the existing structure on the Property will be removed to accommodate fire access requirements, and setbacks. The interior parking areas and ingress and egress routes contained within the Property have been designed to meet all required turning radii, widths, and turnaround area requirements, as shown on the Fire Access Plan submitted with this Application. Fire safety is provided by a proposed private fire hydrant supported by an underground cistern, as shown on the plan, and in compliance with the Life Safety Code, and the recommendations of the 2005 Olney Master Plan for underground water tanks on individual properties in areas lacking public fire hydrants. (See Page 134).

Public Roads: The existing institutional land use generates one (1) AM and one (1) PM peak hour person trip. The Applicant's proposal, to continue the existing institutional land use through the consolidation of parcels and development of a larger building, results in the generation of a total of nine (9) AM and fourteen (14) PM weekday peak hour person trips. The net increase as a result of this development is well-below the thresholds of LATR Guidelines. Therefore, the Applicant submits with this application and incorporates by reference the findings and conclusions

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of Lenhart Traffic Consulting, Inc., in its Traffic Statement dated January 19, 2023. The Property abuts Muncaster Mill Road (State Road, MD-115). The applicable portion of Muncaster Mill Road, beginning at Norbeck Road (MD-28), is an Area Connector road with a recommended two-lane road with an 80-foot ultimate right-of-way, as set forth in the Master Plan of Highways and Transitways (*see*, Classification Table, page 14), and which is consistent with the recommendations of the 2005 Olney Master Plan (Page 90; Page 107). The Applicant's right of way proposal conforms to Complete Streets Guidelines, the County Code, and State Highway design guidelines. Pursuant to comments received from applicable County agency staff during the Applicant's Concept Plan Development Review Committee meeting, and in order to better align this proposal with Montgomery County's Vision Zero Action Plan, the Applicant's proposal does not include deceleration lanes. The Applicant agrees with agency staff in this respect, both in order to promote County policy, and also because the Property has very limited road frontage and the site ingress and egress points are both near the property lines. As a result, acceleration or deceleration lanes are potentially disruptive to adjacent property owners and not desirable for the Applicant. In response to agency comments, a Montgomery County bus stop is planned to be relocated from the adjacent site to the frontage along the Applicant's Property.

Site Access: Access to the site is proposed by a 20-foot wide single point of paved access from Muncaster Mill Road, as ingress via the private driveway situated along the Property's southeastern corner. The 20-foot paved driveway then follows to, and through the parking area, and allows for a separate point of egress from the site along the western Property line. The private driveway also supports access of other users of landlocked parcels to the west. The Applicant's proposed site access as a single point of one-way ingress and a single point of one-way egress conforms to comments received from applicable agencies during Concept Plan review.

***4. All Forest Conservation Law,  
Chapter 22A Requirements are Satisfied***

The proposed Final Forest Conservation Plan submitted with this Application demonstrates compliance with the applicable requirements of Chapter 22A. In accordance with the 20% forest conservation and 25% afforestation thresholds required by Section 22A-12(a) for a medium

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density residentially zoned area: a one-acre forest conservation easement is proposed for this Property. There is an existing 0.29 acre forest stand located at the rear of the Property on Parcel 805, which is proposed to be retained. No forest clearing is proposed. Pursuant to the reforestation requirements of Chapter 22A-12, 0.79 acres of reforestation is proposed as shown on the Final Forest Conservation Plan submitted with this Application. The Natural Resources Inventory/Forest Stand Delineation (“NRI/FSD”) No. 420221700 was approved for the Property on March 25, 2022.

There is one potential County Champion Tree located on the Property, a 30” +/- Bigtooth Aspen, which is proposed to be retained. There exist on the Property 12 total trees in excess of 30” DBH or greater. As shown on the plans, eight of those trees are proposed to be protected by tree save measures (and tree protection measures during construction). Four trees in excess of 30” DBH are proposed to be removed. The Applicant will pursue appropriate tree variances, consistent with Sections 22A-12(b)(3) and 22A-21.

***5. All Stormwater Management, Water Quality Plan, and Floodplain Requirements of Chapter 19 are Satisfied***

Stormwater management facilities are proposed via the addition of five bio-retention facilities and associated storm drainages designed to push stormwater toward the northern, undeveloped end of the Property, all as shown on the Stormwater Concept Plan prepared as part of the plan set. The Applicant’s proposed plan is consistent with County law and the Stormwater Design Manual. The Property is not located within a special protection area. There are no 100-year floodplains or highly erodible soils. The Property includes a small area (0.02 acres) designated as wetlands, toward the northernmost portion of the site, located furthest away from the developed portion of the Property. Wetlands protection is proposed as shown on the plan. An area of existing forest located at the rear of the Property, furthest from the active development areas proposed, contains a small stream which will be buffered by a proposed stream buffer averaging 150’ width, and primarily located within the proposed Category I Forest Conservation area. Steep slopes are also located among the northernmost area of the Property and will not be disturbed or affected by the Applicant’s proposal.

***6. Any Burial Site of which the Applicant has Actual Notice or Constructive Notice or that is included in the Montgomery County Cemetery Inventory and Located within the Subdivision Boundary is Approved under Subsection 50-4.3.M***

The land within the Subdivision boundary does not include any burial site included on the Montgomery County Cemetery Inventory; therefore, the requirements of Section 50-4.3.M. do not apply. It is noted that the Historic Preservation Commission staff identified to the Applicant, at Concept Plan, the location of the Mt. Pleasant Burying Ground, as situated on Parcel 914, which is adjacent to the Subdivision to the east. The portions of the subject Property nearest to the burial ground parcel are not proposed to be improved with any new structures, and instead will continue as existing tree canopy and the associated private driveway. The new primary structure will be constructed far nearer to Muncaster Mill Road (adjacent to the Montgomery County property), and parking will be situated on the west side of the Property.

References to the burial ground are contained in the Maryland Historic Trust records for the designation of the Norbeck Rosenwald Center and for the Mount Pleasant United Methodist Church. The references contained in those materials indicate that the actual physical location of the cemetery is to the rear of the Mount Pleasant United Methodist Church building, as well as further to the north and east of that building. This is noteworthy because the Applicant's Property is located to the west of the Norbeck Rosenwald Center. The Norbeck Rosenwald Center, itself, is located to the west of the Mount Pleasant United Methodist Church. It is understood, however, that some scattered grave sites exist nearer to the Applicant's property line.

In consideration of comments received at the Development Review Committee, the Applicant met with Historic Preservation Commission staff to solicit the best known historical research for the adjacent property and to discuss further guidance with Staff, as per the Montgomery County Planning Board Guidelines for Burial Sites (May 16, 2019), Appendix A "*Guidelines for Cemetery Investigations in Montgomery County*". On May 11, 2023, the Applicant's consultant, Hillis-Carnes Engineering Associates, Inc., performed ground penetrating

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radar along the property line nearest to the adjacent property's cemetery, in conformance with Appendix A to the Guidelines for Burial Sites, the results of which were reported to the Applicant by letter dated May 25, 2023, a copy of the report being submitted together with this Application. Consistent with Historic Preservation Commission staff instructions, Hillis-Carnes performed testing in two areas, both measuring 128-feet long by 50-feet deep along the relevant property line, with an effective depth of testing of approximately 8 +/- feet. The conclusion is that, although various scattered anomalies exist within the scanned area between 1.5 and 3.5 feet of depth, "due to the random anomaly sizes and locations and the varying depths of the anomalies observed, it is not anticipated that the illustrated anomalies are historic burial sites."

Per Appendix A to the Guidelines for Burial Sites, further testing would be appropriate only in cases where potential grave shafts are identified through ground penetrating radar. The Applicant proposes that in this case no further testing is necessary as a factual matter because the initial ground penetrating radar did not result in a conclusion that historical burial sites are located on this Property, and as a legal matter because the cemetery that is identified on the Montgomery County Cemetery Inventory is situated outside of the subdivision boundary.

***7. Any other Applicable Provision Specific to the Property  
and Necessary for Approval of the Subdivision is  
Satisfied***

There are no other applicable specific provisions necessary to address at this time. The Applicant will supplement its application and this Statement of Justification as, and when, necessary.

**V. Conclusion**

As outlined hereinabove, and as further demonstrated by the Application materials, and the evidence and testimony to be presented at the Planning Board hearing, the proposed Preliminary Plan complies with the applicable provisions of the Subdivision Code, Chapter 50 of the Montgomery County Code, as amended. The layout of the proposed subdivision, including the size, width, shape, and orientation of the proposed structures and parking, are appropriate, and consistent with the applicable requirements of the Zoning Ordinance for a Religious Assembly use

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in the RE-1 Zone. The Application provides for a form of development consistent with the applicable Master Plans. For those reasons, the undersigned requests approval on behalf of the Applicant and certifies that the information set forth in this Statement of Justification is true, complete, and correct, to the best of the undersigned's knowledge, information, and belief.

Respectfully submitted,

McMillan Metro, P.C.



Peter E. Ciferri, Esq.

*Counsel for the Applicant*

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Email: [pciferri@mcmillanmetro.com](mailto:pciferri@mcmillanmetro.com)

PEC/hcp

~~February 17~~ May, 2023

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commercial uses. The immediate surrounding neighborhood consists of the Won Buddhism of Washington Temple to the west, as well as several undeveloped parcels owned by that religious body, and a single-family detached dwelling to the immediate adjacent west of the subject Property. The Property ~~mostly confronts~~ [confronting to](#) the St. Patrick's Parish Center and St. Patrick's School, located at the corner of Norbeck Road and Muncaster Mill Road, and which is the most prominent building and use in the surrounding neighborhood. To the east are properties owned by Montgomery County: The Norbeck Rosenwald Center, and its associated Norbeck-Muncaster Mill Neighborhood Park; Wintersweet Park, further east; and the Mt. Pleasant Church (*i.e.*, Waves of Glory Worship Center). To the north, northeast, and northwest, the subject Property backs existing forest canopy that serves as a buffer between the Property and an RE-1 Zoned subdivision accessed from Georgia Avenue.

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of the meeting minutes, notice list, sign-in sheet, and notices, are included with the Application materials.

#### IV. Approval Criteria

For the reasons set forth herein below, the Application, and such further evidence and testimony presented to the Planning Board, the Applicant's request enables the Planning Board to approve the proposed preliminary plan by making the required findings as set forth in Section 50.4.2.D of the Montgomery County Subdivision Code.

***1. The Layout of the Subdivision, Including Size, Width, Shape, Orientation and Density of Lots, and Location and Design of Roads is Appropriate for the Subdivision Given its Location and the Type of Development or Use Contemplated and the Applicable Requirements of Chapter 59***

The proposed layout of the subdivision, the principal and accessory buildings proposed and associated parking, are appropriate for the location, and for a Religious Assembly, which is a permitted use in the RE-1 Zone, pursuant to Sections 3.1.6. and 3.4.10. RE-1 Standard Method Development Standards applicable to the lot, density, and placement of all structures for a Religious Assembly in the RE-1 Zone are satisfied as shown on the proposed plans and summarized as follows:

RE-1 Zone	Required by the Zone	Proposed (as Shown on Preliminary Plan Drawing)
<b>Lot and Density</b>		
Lot Area	40,000 square feet	<del>421,096</del> <u>228,790</u> square feet
Lot width at front building line	125 feet	258 feet Provided
Lot width at front lot line	25 feet	258 feet Provided
Road Access	Required	Provided

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Density (units/acre)	1.09	22,600 square feet proposed plus existing parsonage  (10,000 SF foot print for primary building)
Lot Coverage	15%	8.2% Proposed
Height	50 feet	Will not exceed
<b>Placement – Principal Building Setbacks (min)</b>		
Front setback	50 feet	Over 80 feet provided
Side setback	17 feet	17 feet minimum each side
Sum of Side Setbacks	35 feet	35 foot minimum sum
Rear Setback	35 feet	Satisfied, as shown on plans
<b>Placement – Accessory Structure Setbacks (min)</b>		
Front setback	80 feet	Over 80 feet provided
Side setback	15 feet	<del>Minimum provided is 17 feet</del> Satisfied, as shown on plans
Rear setback, if not otherwise addressed	10 feet	Satisfied, as shown on plans
Height	50 feet	Will not exceed

Pursuant to Section 6.2.4.B., one parking space is required for every four assembly seats. For the proposed 22,600 square foot church and parsonage, this equates to a minimum requirement of 113 spaces. The Applicant proposes ~~124~~141 spaces of surface parking as shown on the preliminary plan drawing. The ~~modest~~ proposed “over park” of ~~11~~28 spaces more than the Code requires is in response to congregation experiences, suggesting that at least 10 additional spaces

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[beyond that which the Code requires](#) could be valuable in the future to accommodate a growing congregation and special events.

***2. The Preliminary Plan Substantially Conforms to the Master Plan***

The Application substantially conforms to the applicable 2005 Olney Master Plan, and the 2018 Bicycle Master Plan, as amended (“Bicycle Master Plan”).

A. Olney Master Plan

The Property is situated along the southern edge of the “Southern Olney” plan neighborhood, as described within the 2005 Olney Master Plan. Muncaster Mill Road forms the boundary of the plan area. There are no property specific recommendations contained within the 2005 Olney Master Plan.

The Applicant’s proposal is consistent with the 2005 Olney Master Plan’s focus on retention of existing zoning and uses for developable properties located in the Southern Olney neighborhood. The Applicant’s proposal is to consolidate multiple parcels in furtherance of its goal to retain the existing institutional use of RE-1 Zoned property, which could be otherwise redeveloped for a permitted commercial use. As such, the Application also promotes the Master Plan’s land use plan of directing commercial growth toward the Town Center, while discouraging commercial growth outside of the Town Center. (*See, e.g.*, Pages 15-16.) The continuation of this existing institutional use also aligns with the Master Plan goal of “protecting existing communities ... achieved mainly by discouraging proliferation of commercial uses outside the Town Center.” (*See* Page 41.) The Applicant’s Property is predominantly surrounded by other institutional uses, as well as a Historic Site, and the continuation of this institutional use advances the land use pattern goals of maintaining the general existing character and nature of the community. Moreover, as noted by Planning Staff during Concept Plan review: The availability and retention of institutional uses is valuable, also, to maintaining the character of surrounding residential neighborhoods.

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The Property is located outside of any special protection area. The Master Plan's general environmental goals for water resources are promoted by the Applicant's plans for stormwater management, and protection of existing forest, as described hereinbelow. The balance of the recommendations related to the Southern Olney plan neighborhood are focused entirely on the "Southeast" quadrant of the plan area, of which this Property is not a part, and are therefore inapplicable here.

**B. Bicycle Master Plan**

The Applicant intends to satisfy the recommendations of the Bicycle Master Plan by providing bikeable shoulders along the frontage of the Property on Muncaster Mill Road, as recommended by the Bicycle Master Plan. Page 292 of the Bicycle Master Plan describes the recommendations for the Olney Planning Area, which are further reflected on the adopted "Approved Bicycle Network" map. The future improvement of bikeable shoulders is shown on the Applicant's plan as part of the additional right of way proposed. There are no other pipeline projects within the vicinity of this site.

**C. Master Plan of Historic Designation is Inapplicable**

The Property is not subject to the requirements and restrictions of the Master Plan for Historic Designation because the Property is neither proposed for designation, nor is it a designated site or within a designated neighborhood. However, it is noted by the Applicant that its Property abuts the Norbeck Rosenwald Center (Site 23/113-02), and the Norbeck Rosenwald Center adjoins the Mount Pleasant United Methodist Church (Site 23/113-001A). The Norbeck Rosenwald Center and the Mount Pleasant United Methodist Church are each listed as individual sites on the Master Plan for Historic Designation.

***3. Public Facilities will be Adequate to Support and Service the Area of the Subdivision***

Water and Sewer: The Applicant's request provides for adequate public facilities in conformance with the Subdivision Code. The Property is categorized as W-1 and S-1; Water and

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sewer connections are provided to the subject Property line. As shown on the Preliminary Utility Plan provided herewith, water and sewer connections will be made to the subject Property in capacities sufficient to support the project.

**Fire Access and Life Safety:** The Application is supported by a Fire Access Plan in compliance with Montgomery County Code Section 22-32. The Fire Access Plan provides fire code compliant access from Muncaster Mill Road and a 20-foot wide fire lane with adequate space between the road and any buildings. [An existing garage attached to the existing structure on the Property will be removed to accommodate fire access requirements, and setbacks.](#) The interior parking areas and ingress and egress routes contained within the Property have been designed to meet all required turning radii, widths, and turnaround area requirements, as shown on the Fire Access Plan submitted with this Application. Fire safety is provided by a proposed private fire hydrant supported by an underground cistern, as shown on the plan, and in compliance with the Life Safety Code, and the recommendations of the 2005 Olney Master Plan for underground water tanks on individual properties in areas lacking public fire hydrants. (See Page 134).

**Public Roads:** The existing institutional land use generates one (1) AM and one (1) PM peak hour person trip. The Applicant's proposal, to continue the existing institutional land use through the consolidation of parcels and development of a larger building, results in the generation of a total of nine (9) AM and fourteen (14) PM weekday peak hour person trips. The net increase as a result of this development is well-below the thresholds of LATR Guidelines. Therefore, the Applicant submits with this application and incorporates by reference the findings and conclusions of Lenhart Traffic Consulting, Inc., in its [Transportation Exemption-Traffic Statement dated January 19, 2023](#). The Property abuts Muncaster Mill Road (State Road, MD-115). The applicable portion of Muncaster Mill Road, beginning at Norbeck Road (MD-28), is an Area Connector road with a recommended two-lane road with an 80-foot ultimate right-of-way, as set forth in the Master Plan of Highways and Transitways (see, Classification Table, page 14), and which is consistent with the recommendations of the 2005 Olney Master Plan (Page 90; Page 107). The Applicant's

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right of way proposal conforms to Complete Streets Guidelines, the County Code, and State Highway design guidelines. Pursuant to comments received from applicable County agency staff during the Applicant's Concept Plan Development Review Committee meeting, and in order to better align this proposal with Montgomery County's Vision Zero Action Plan, the Applicant's proposal does not include deceleration lanes. The Applicant agrees with agency staff in this respect, both in order to promote County policy, and also because the Property has very limited road frontage and the site ingress and egress points are both near the property lines. As a result, acceleration or deceleration lanes are potentially disruptive to adjacent property owners and not desirable for the Applicant. [In response to agency comments, a Montgomery County bus stop is planned to be relocated from the adjacent site to the frontage along the Applicant's Property.](#)

**Site Access:** Access to the site is proposed by a 20-foot wide single point of paved access from Muncaster Mill Road, as ingress via the private driveway situated along the Property's southeastern corner. The 20-foot paved driveway then follows to, and through the parking area, and allows for a separate point of egress from the site along the western Property line. The private driveway also supports access of other users of landlocked parcels to the west. The Applicant's proposed site access as a single point of one-way ingress and a single point of one-way egress conforms to comments received from applicable agencies during Concept Plan review.

***4. All Forest Conservation Law,  
Chapter 22A Requirements are Satisfied***

The proposed Final Forest Conservation Plan submitted with this Application demonstrates compliance with the applicable requirements of Chapter 22A. In accordance with the ~~25~~[20](#)% forest conservation and ~~20~~[25](#)% afforestation thresholds required by Section 22A-12(a) for a medium density residentially zoned area: a one-acre forest conservation easement is proposed for this Property. There is an existing ~~0.36~~[0.29](#) acre forest stand located at the rear of the Property on Parcel 805. ~~Of that 0.36 acres of existing forest, 0.34 is, which is~~ proposed to be retained, ~~while 0.02 acres of forest is proposed to be cleared.~~ [No forest clearing is proposed.](#) Pursuant to the

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reforestation requirements of Chapter 22A-12, [0.680.79](#) acres of reforestation is proposed as shown on the Final Forest Conservation Plan submitted with this Application. The Natural Resources Inventory/Forest Stand Delineation (“NRI/FSD”) No. 420221700 was approved for the Property on March 25, 2022.

There is one potential County Champion Tree located on the Property, a 30” +/- Bigtooth Aspen, which is proposed to be retained. There exist on the Property 12 total trees in excess of 30” DBH or greater. As shown on the plans, eight of those trees are proposed to be protected by tree save measures (and tree protection measures during construction). Four trees in excess of 30” DBH are proposed to be removed. The Applicant will pursue appropriate tree variances, consistent with Sections 22A-12(b)(3) and 22A-21.

***5. All Stormwater Management, Water Quality Plan, and Floodplain Requirements of Chapter 19 are Satisfied***

Stormwater management facilities are proposed via the addition of five bio-retention facilities and associated storm drainages designed to push stormwater toward the northern, undeveloped end of the Property, all as shown on the Stormwater Concept Plan prepared as part of the plan set. The Applicant’s proposed plan is consistent with County law and the Stormwater Design Manual. The Property is not located within a special protection area. There are no 100-year floodplains or highly erodible soils. The Property includes a small area (0.02 acres) designated as wetlands, toward the northernmost portion of the site, located furthest away from the developed portion of the Property. Wetlands protection is proposed as shown on the plan. An area of existing forest located at the rear of the Property, furthest from the active development areas proposed, contains a small stream which will be buffered by a proposed stream buffer averaging [425’–150’](#) width, and primarily located within the proposed Category I Forest

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Conservation area. Steep slopes are also located among the northernmost area of the Property and will not be disturbed or affected by the Applicant's proposal.

***6. Any Burial Site of which the Applicant has Actual Notice or Constructive Notice or that is included in the Montgomery County Cemetery Inventory and Located within the Subdivision Boundary is Approved under Subsection 50-4.3.M***

The land within the Subdivision boundary does not include any burial site included on the Montgomery County Cemetery Inventory; therefore, the requirements of Section 50-4.3.M. do not apply. It is noted that the Historic Preservation Commission staff identified to the Applicant, at Concept Plan, the location of the Mt. Pleasant Burying Ground, as situated on Parcel 914, which is adjacent to the Subdivision to the east. The portions of the subject Property nearest to the burial ground parcel are not proposed to be improved with any new structures, and instead will continue as existing tree canopy and the associated private driveway. The new primary structure will be constructed far nearer to Muncaster Mill Road (adjacent to the Montgomery County property), and parking will be situated on the west side of the Property.

References to the burial ground are contained in the Maryland Historic Trust records for the designation of the Norbeck Rosenwald Center and for the Mount Pleasant United Methodist Church. The references contained in those materials indicate that the actual physical location of the cemetery is to the rear of the Mount Pleasant United Methodist Church building, as well as further to the north and east of that building. This is noteworthy because the Applicant's Property is located to the west of the Norbeck Rosenwald Center. The Norbeck Rosenwald Center, itself, is located to the west of the Mount Pleasant United Methodist Church. [It is understood, however, that some scattered grave sites exist nearer to the Applicant's property line.](#)

[Because the location of the cemetery is outside of the Subdivision and the best research available to the Applicant indicates that any further cemetery coverage not presently visible on the ground would extend in the opposite direction of the Property, the Applicant sets forth that further](#)

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~~research to establish additional potential cemetery inventory is not warranted in this case; however, the Applicant is amenable to considering appropriate temporary construction measures to protect the adjacent property from active development, if it is deemed necessary and appropriate by the applicable governing agencies during permitting.~~In consideration of comments received at the Development Review Committee, the Applicant met with Historic Preservation Commission staff to solicit the best known historical research for the adjacent property and to discuss further guidance with Staff, as per the Montgomery County Planning Board Guidelines for Burial Sites (May 16, 2019), Appendix A “*Guidelines for Cemetery Investigations in Montgomery County*”. On May 11, 2023, the Applicant’s consultant, Hillis-Carnes Engineering Associates, Inc., performed ground penetrating radar along the property line nearest to the adjacent property’s cemetery, in conformance with Appendix A to the Guidelines for Burial Sites, the results of which were reported to the Applicant by letter dated May 25, 2023, a copy of the report being submitted together with this Application. Consistent with Historic Preservation Commission staff instructions, Hillis-Carnes performed testing in two areas, both measuring 128-feet long by 50-foot deep along the relevant property line, with an effective depth of testing of approximately 8 +/- feet. The conclusion is that, although various scattered anomalies exist within the scanned area between 1.5 and 3.5 feet of depth, “due to the random anomaly sizes and locations and the varying depths of the anomalies observed, it is not anticipated that the illustrated anomalies are historic burial sites.”

Per Appendix A to the Guidelines for Burial Sites, further testing would be appropriate only in cases where potential grave shafts are identified through ground penetrating radar. The Applicant proposes that in this case no further testing is necessary as a factual matter because the initial ground penetrating radar did not result in a conclusion that historical burial sites are located on this Property, and as a legal matter because the cemetery that is identified on the Montgomery County Cemetery Inventory is situated outside of the subdivision boundary.

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***7. Any other Applicable Provision Specific to the Property  
and Necessary for Approval of the Subdivision is  
Satisfied***

There are no other applicable specific provisions necessary to address at this time. The Applicant will supplement its application and this Statement of Justification as, and when, necessary.

**V. Conclusion**

As outlined hereinabove, and as further demonstrated by the Application materials, and the evidence and testimony to be presented at the Planning Board hearing, the proposed Preliminary Plan complies with the applicable provisions of the Subdivision Code, Chapter 50 of the Montgomery County Code, as amended. The layout of the proposed subdivision, including the size, width, shape, and orientation of the proposed structures and parking, are appropriate, and consistent with the applicable requirements of the Zoning Ordinance for a Religious Assembly use in the RE-1 Zone. The Application provides for a form of development consistent with the applicable Master Plans. For those reasons, the undersigned requests approval on behalf of the Applicant and certifies that the information set forth in this Statement of Justification is true, complete, and correct, to the best of the undersigned's knowledge, information, and belief.

Respectfully submitted,

McMillan Metro, P.C.

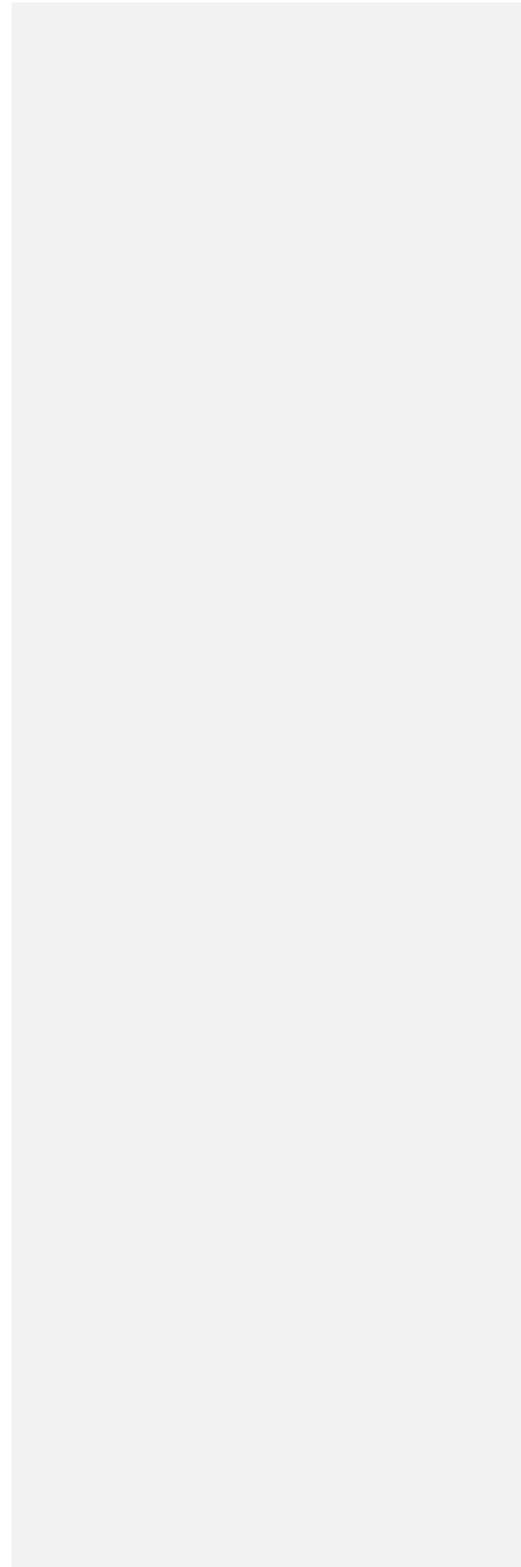
Peter E. Ciferri, Esq.  
*Counsel for the Applicant*  
Ph: (301) 251-1180  
Email: pciferri@mcmillanmetro.com

PEC/hcp

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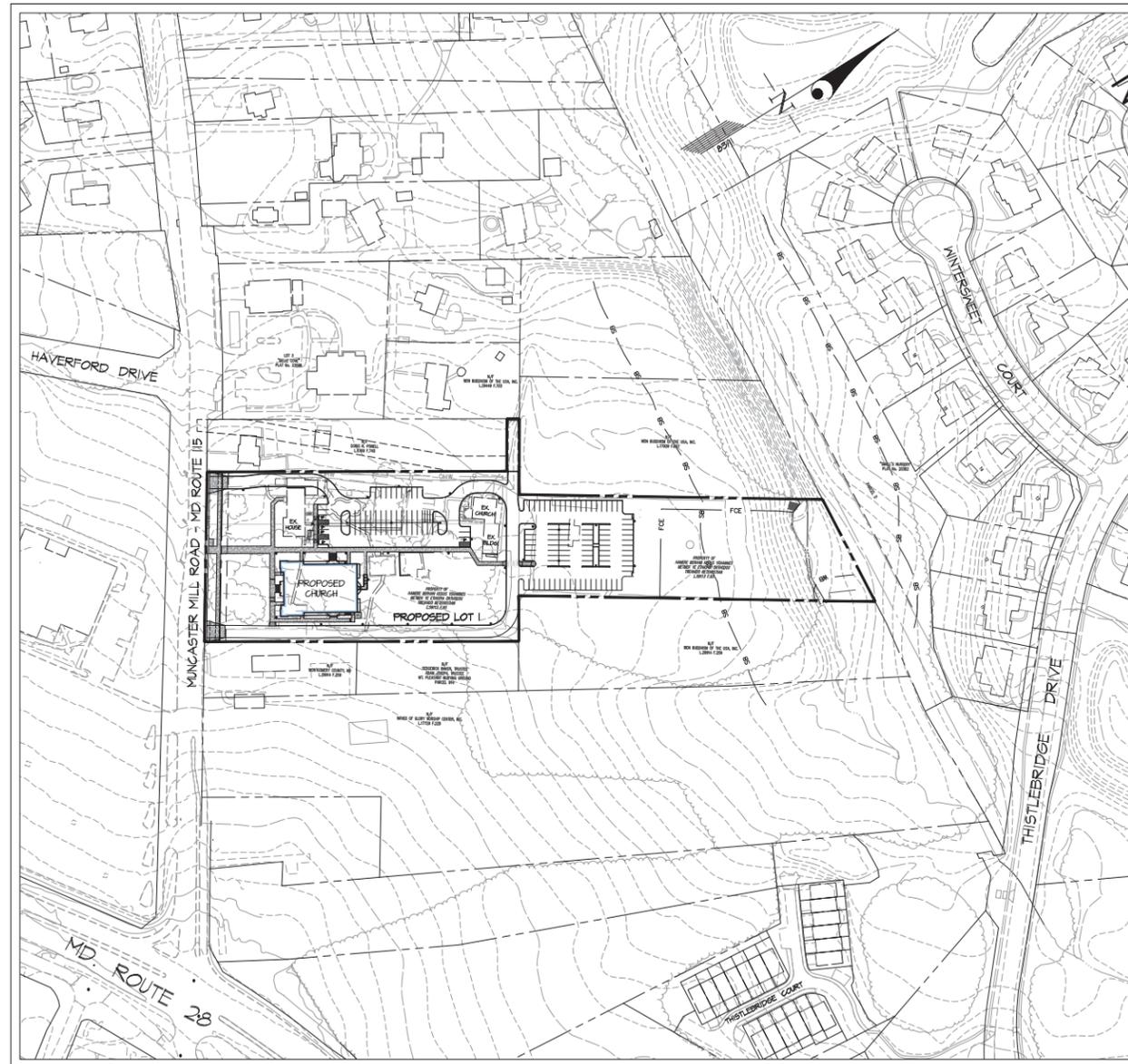
# PRELIMINARY PLAN No. 120230080

## HBKY Metmiq Ethiopian Orthodox Tewahedo Church



VICINITY MAP  
SCALE: 1" = 2,000'

WSSC GRID: 221 NW 04 ADC MAP: 5165-03/H3



AREA MAP  
SCALE: 1" = 100'

SHEET INDEX

SHEET No.	TITLE
1	COVER SHEET
2	APPROVAL SHEET
3	PRELIMINARY PLAN
4	LANDSCAPE PLAN
5	LIGHTING PLAN

GENERAL NOTES

- OWNER: HAMERE BIRHAN KIDUS YOHANNES METMIQ ETHIOPIAN ORTHODOX CHURCH 4115 MUNCASTER MILL ROAD ROCKVILLE MD, 21171
- SITE ADDRESS: 4115 MUNCASTER MILL ROAD ROCKVILLE, MD 21171
- TAX ID: PARCEL P915 08-0010550 PARCEL P867 08-0012397 PARCEL P868 08-0268463 PARCEL P905 08-00121245
- WATERSHED: UPPER ROCK CREEK WATERSHED USE CLASS: IV/V-P
- BOUNDARY SURVEY BY: DILEY & ASSOCIATES, DATED 2012.
- TOPOGRAPHY: MONTGOMERY COUNTY GIS, 4 GLN 2022
- WETLAND/ STREAM DELINEATION: AMERICAN LAND CONCEPTS, 10/06/2021
- WATER AND SEWER SERVICE CATEGORY: W-1/S-1
- THERE IS NO FLOODPLAIN ON SITE.
- NR/PSD BY: GLN - NRI FSD NO.42022100, APPROVED:03/25/2022
- STORMWATER CONCEPT BY: GUTSCHICK, LITTLE AND WEBER, SWM CONCEPT NO.229121, APPROVED.
- THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON SITE.
- THE PROPERTY IS NOT LISTED ON THE LOGICAL ATLAS AND INDEX OF HISTORIC SITES.
- THIS SITE IS NOT LOCATED IN A SPECIAL PROTECTION AREA.
- THE SITE IS LOCATED WITHIN THE PLANNING BOUNDARIES OF THE 2005 OLNEY MASTER PLAN.
- MNCFPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING.
- STREET TREES AND STREET LIGHTS WILL BE REVIEWED AND APPROVED BY MDOTPS-BOW SECTION AT THE TIME OF ROW PERMIT.
- ALL ITEMS IN SWM FACILITIES WILL BE REVIEWED, APPROVED AND INSPECTED BY DPS WATER RESOURCE SECTION.
- AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE MNCFPC INSPECTION STAFF BEFORE ANY DEMO, CLEARING, OR GRADING OCCURS ON-SITE. THE OWNER OR HIS DESIGNER WHO HAS SIGNATURE AUTHORITY, AND THE GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MNCFPC INSPECTOR. A COPY OF THE APPROVED CERTIFIED PRELIMINARY PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE AN INSPECTION WITH MNCFPC STAFF, PLEASE CONTACT JOSH KAYE AT 301-465-4122.

SITE DATA

Existing Site Area:	5.41 Ac.
P. 867	0.91 Ac.
P. 868	0.44 Ac.
P. 915	1.41 Ac.
P. 905	2.07 Ac.
Right of Way Parcel:	0.41 Ac.
Existing Zoning:	RE-1 (Residential Estate)
Existing Use:	Residential & Religious Assembly
Existing Density:	±2,600 SF Church & 1 Dwelling Unit
Existing Parsonage:	1 Dwelling Unit
Existing Sanctuary:	1,260 SF
Existing Church Building:	1,340 SF
Proposed Site Area - Lot 1:	5.25 Ac.
Proposed Use:	Residential & Religious Assembly
Proposed Density:	+22,600 SF Church & 1 Dwelling Unit
Existing Parsonage:	1 Dwelling Unit
Existing Church:	1,260 SF
Existing Building:	1,340 SF
Proposed Church:	20,000 SF
Sanctuary Level:	10,000 SF (450 Seats)
Basement Level:	10,000 SF

DEVELOPMENT STANDARDS RE-1 ZONE

	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	40,000 SF	228,740 SF (Lot 1-5.25 Ac)
LOT WIDTH AT FRONT BUILDING LINE	25'	125'
LOT WIDTH AT FRONT LOT LINE	25'	258'
LOT COVERAGE	15%	8.2%
<b>PRINCIPAL BUILDING SETBACKS</b>		
FRONT	50' min.	50' min.
SIDE	17' min./ 35' total	17' min./ 35' total
REAR	35' min.	35' min.
<b>ACCESSORY SETBACKS</b>		
FRONT	80' min.	80' min.
SIDE	15' min.	15' min.
REAR	10' min.	10' min.
<b>MAXIMUM HEIGHT</b>		
PRINCIPAL BUILDING	50' max.	50' max.
ACCESSORY STRUCTURE	50' max.	50' max.
<b>PARKING CALCULATIONS</b>		
1 SPACE REQUIRED PER 4 SEATS (450 SEATS X 25 = 113 SPACES)	113 SPACES	142 SPACES
5 HC SPACES REQUIRED (FOR 101-150 TOTAL SPACES)	5 SPACES	5 SPACES
1 ELECTRIC CAR CHARGING SPACE REQUIRED (FOR 100 SPACES OR MORE)	1 SPACE	1 SPACE
1 CAR SHARE SPACE REQUIRED (FOR 50-144 SPACES)	1 SPACE	1 SPACE
3 MOTORCYCLE SPACES REQUIRED (2% OF TOTAL VEHICLE SPACES)	3 SPACES	4 SPACES
12 BICYCLE SPACE REQUIRED (Short Term) (1 per 2,000 SF GFA)	12 SPACES	12 SPACES
2 BICYCLE SPACE REQUIRED (Long Term) (1% of Short Term)	2 SPACES	2 SPACES

PROFESSIONAL CERTIFICATION

I hereby certify that to the best of my knowledge, information and belief that the plan shown herein is true and correct; has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland, and the boundary has been field surveyed. I hereby certify that these plans were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

License No. 24914  
Expiration Date: January 20, 2024  
8/15/2023  
Date



MNCFPC PRELIMINARY PLAN No. 120230080

COVER SHEET

HBKY Metmiq Ethiopian Orthodox Tewahedo Church  
4115 MUNCASTER MILL ROAD  
PARCELS P. 915, P. 867, P. 868, P. 805  
& A MAJORITY OF PRIVATE RIGHT-OF-WAY

G. L. W. FILE No.  
20151

SHEET  
1 OF 5

OLNEY ELECTION DISTRICT No. 8

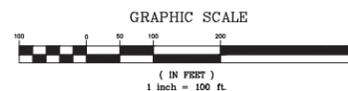
MONTGOMERY COUNTY, MARYLAND

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**GLW**  
PLANNING ENGINEERS ARCHITECTS

3900 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20869 | GLWPA.COM  
PHONE: 301-471-4034 | FAX: 410-880-1820 | EMAIL: 301-469-2534 | FAX: 301-471-4186

REVISION	DATE	BY	APPR.



PREPARED FOR:  
Hamere Birhan Kidus Yohannes Metmiq  
Ethiopian Orthodox Tewahedo Church  
4115 MUNCASTER MILL ROAD  
ROCKVILLE, MD, 20853  
ATTN: MR. GIZACHEW TIRUNEH  
PH: 301-924-4259

SCALE  
1"=100'

DATE  
AUG. 2023

ZONING  
RE-1

TAX MAP - GRID  
HS-342

OLNEY ELECTION DISTRICT No. 8

G. L. W. FILE No.  
20151

SHEET  
1 OF 5



## DEPARTMENT OF TRANSPORTATION

Marc Elrich  
County Executive

Christopher R. Conklin  
Director

June 12, 2023

Mr. Ryan Sigworth, Planner II  
Up-County Planning Division  
The Maryland-National Capital  
Park & Planning Commission (M-NCPPC)  
2425 Reddie Drive  
Wheaton, Maryland 20902

RE: Preliminary Plan No. 120230080  
HBKY Metmiq Ethiopian Orthodox  
Tewahedo Church

Dear Mr. Sigworth:

We have completed our review of the preliminary plan uploaded to eplans on May 31, 2023. A previous plan was reviewed by the Development Review Committee at its April 11, 2023, meeting. The subject property is fronting a public street maintained by Maryland State Highway Administration (MDSHA). Therefore, MCDOT does not have any jurisdiction other than the maintenance and operation of the traffic signal, sidewalk, bus stop, bus shelter, and shared use path. Per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide the following recommendations about the subject property per the review of the preliminary plan for the attention of the concerned agencies.

#### **Plan Review Comments**

1. Per the Bicycle Master Plan, a bikeable shoulder is proposed along the Muncaster Mill Road (MD-115) site frontage. There is no existing shoulder; therefore, we recommend the applicant install a minimum of 5-ft shoulder as shown in plan to comply with the master plan. We defer to MDSHA for improvements along Muncaster Mill Road (MD-115).
2. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.
3. **Storm Drain Analysis:** We defer to MDSHA for review and approval.
4. **Sight Distance:** We defer to MDSHA for review and approval.
5. Existing Bus stop along Muncaster Mill Road (MD-115): We are generally okay with the relocation of the existing bus stop as shown in the plan. The applicant shall be responsible for removing the existing bus stop pad and installing the proposed bus stop, a bench, and the pad. At or before the

#### **Office of the Director**

101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

Mr. Ryan Sigworth  
Preliminary Plan No. 120230080  
June 12, 2023  
Page 2

MDSHA permit stage, the final location and the details of the bus stop, bench and pad shall be coordinated with Mr. Wayne Miller. He can be reached at 240-777-5836 or at [wayne.miller2@montgomerycountymd.gov](mailto:wayne.miller2@montgomerycountymd.gov). These updates shall be completed prior to issuance of the use and occupancy permit.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Engineer for this project at [deepak.somarajan@montgomerycountymd.gov](mailto:deepak.somarajan@montgomerycountymd.gov) or at (240) 777-7170.

Sincerely,

*Deepak Somarajan*

Deepak Somarajan, Engineer III  
Development Review Team  
Office to Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Preliminary Plan\ 120230080- HBKY Metmiq Ethiopian Orthodox Tewahedo Church \Letter\ 120230080- HBKY Metmiq Ethiopian Orthodox Tewahedo Church -DOT Preliminary Plan Letter

cc: SharePoint correspondence Folder FY-23

cc-e: Peter Ciferri	McMillan Metro, P.C.
Helen Joynes	Gutschick Little & Weber
Kwesi Woodroffe	MDSHA District 3
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Mark Etheridge	MCDPS WRS
Mark Terry	MCDOT DTEO
Corey Pitts	MCDOT DTE
Wayne Miller	MCDOT DTS
Rebecca Torma	MCDOT OTP



## DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

September 26, 2023

Mr. Will Newman  
Gutschick, Little & Weber, P.A.  
3909 National Dr., Suite 250  
Burtonsville, MD 20866

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
HBKY Metmiq Ethiopian Orthodox Tewahedo  
Church  
Preliminary Plan #: 120230080  
SM File #: 289127  
Tract Size/Zone: 235,755 sf / RE-1  
Total Concept Area: 137,000 sf  
Lots/Block: N/A  
Parcel(s): 915, 867, 868, 805  
Watershed: Upper Rock Creek  
Redevelopment (Yes/No): No

Dear Mr. Newman:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept revision for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of Micro-Biorententions.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. The final engineering design of all stormwater management practices must comply with Water Resources Technical Policy No. 8.

This list may not be all-inclusive and may change based on available information at the time. Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

*Mr. Will Newman*  
*September 26, 2023*  
*Page 2 of 2*

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way

unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Elvina NewtonTryer at 240-777-6342.

Sincerely,



Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

cc: Neil Braunstein  
SM File # 289127

ESD: Required/Provided 13,110 cf / 13,479 cf  
PE: Target/Achieved: 1.8"/1.8"  
STRUCTURAL: n/a cf  
WAIVED: n/a cf.



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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

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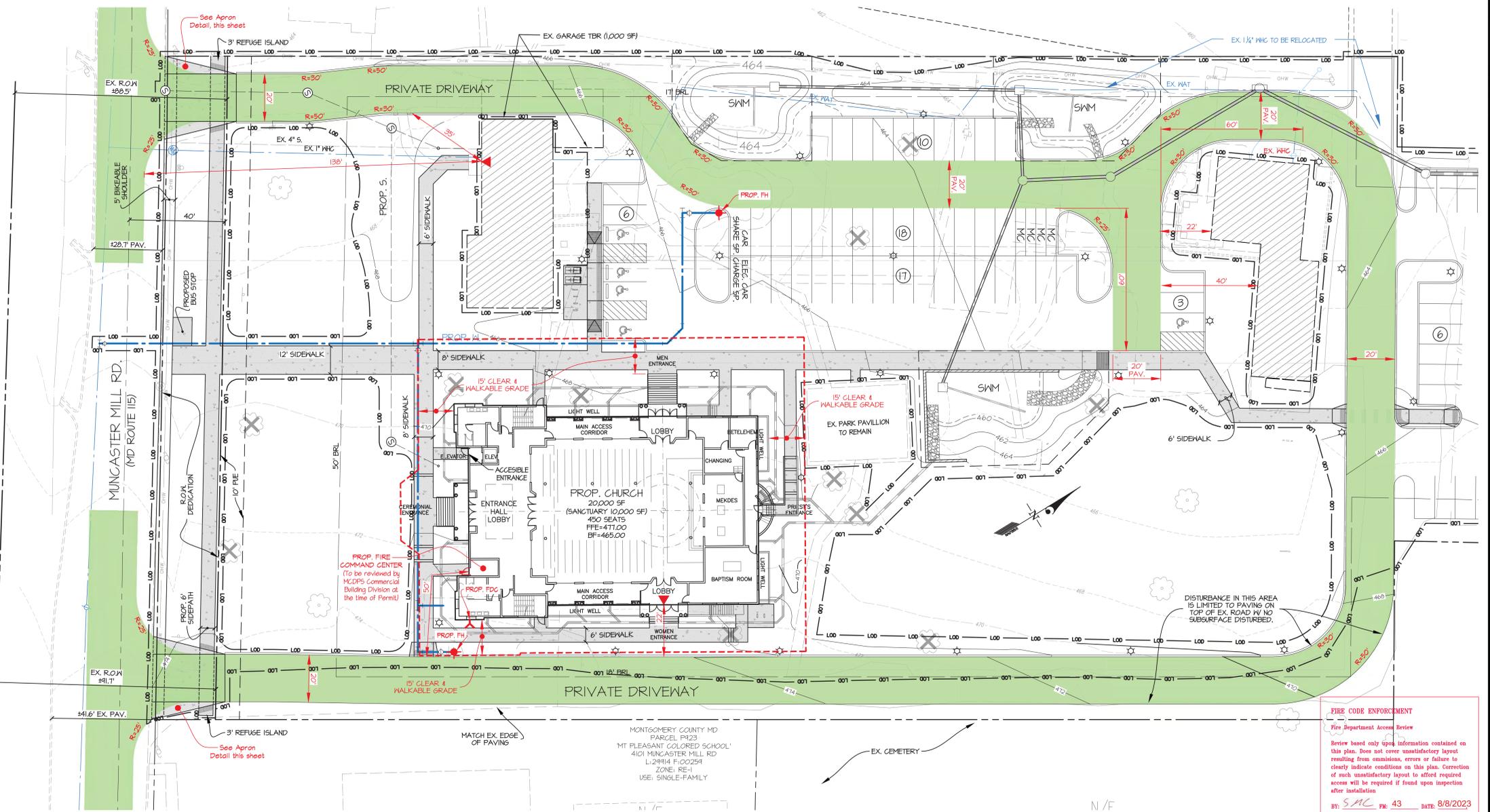
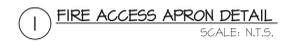
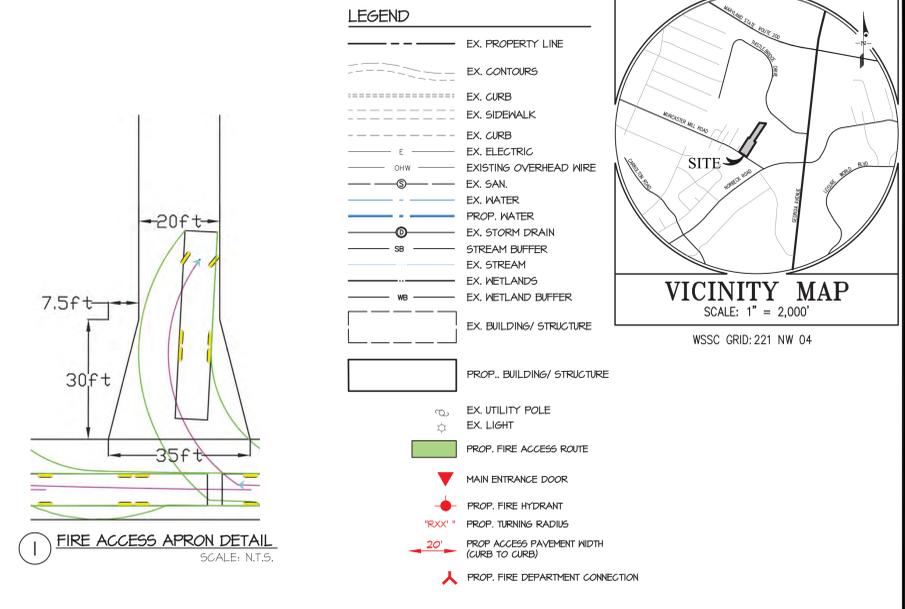
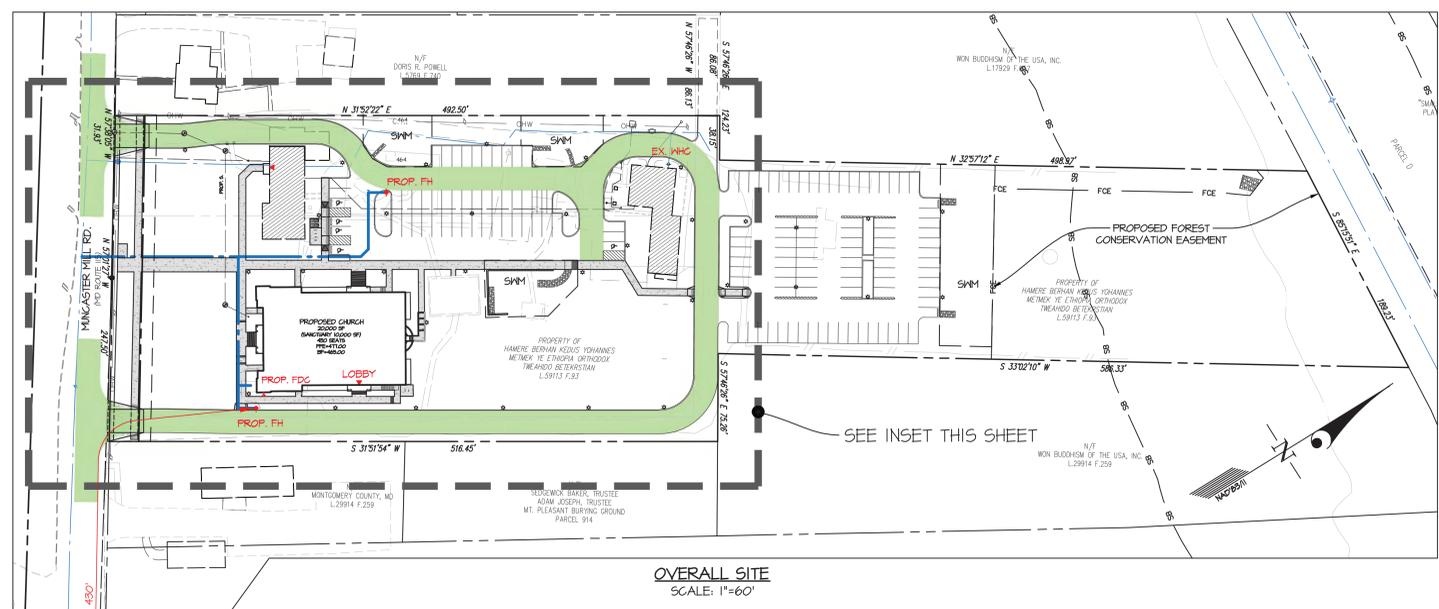
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**DATE:** 08-Aug-23  
**TO:** Tim Longfellow  
Gutschick Little & Weber, PA  
**FROM:** Marie LaBaw  
**RE:** HBKY Metmiq Ethiopian Orthodox Tewahedo Church  
120230080

---

**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **08-Aug-23**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



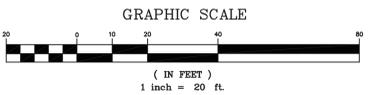
May 30, 2023

Ms. Marie LaBaw  
Fire Department Access and Water Supply  
Department of Permitting Services  
2425 Reelie Drive, 7th Floor  
Wheaton, MD 20902

Re: Statement of Operations  
HBKY Metniq Church  
Preliminary Plan No. 120230080

We, HBKY Metniq Church (owners of the Property), hereby acknowledge that we provide separate entrances for men and women. It should be understood that these separate entrances are more of a matter of convenience than religious requirements/ dogma. As such, we hereby submit that all entrances to the church may be used by male or female firefighters and emergency personnel, regardless of whether or not the entrances are signed for men or women. The church entrances & fire access information is provided on the approved fire access plan associated with Preliminary Plan No. 120230080.

Sincerely,  
*Gizachew Tirneh*  
Gizachew Tirneh



**FIRE CODE ENFORCEMENT**  
Fire Department Access Review  
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.  
BY: SAC PM: 43 DATE: 8/8/2023

**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 29814  
EXPIRATION DATE: JANUARY 20, 2024



PREPARED FOR:  
Hamere Birhan Kidus Yohannes Metniq  
Ethiopian Orthodox Tewahedo Church  
4115 MUNCASTER HILL ROAD  
ROCKVILLE, MD, 20853  
ATTN: MR. GIZADREW TIRNEH

SCALE: 1"=20'  
DATE: MAY 2023  
ZONING: RE-1  
TAX MAP - GRID: HS-342

**FIRE ACCESS PLAN**  
HBKY Metniq Ethiopian Orthodox Tewahedo Church  
4115 MUNCASTER HILL ROAD  
PARCELS P. 915, P. 867, P. 868, P. 805  
& A MAJORITY OF PRIVATE RIGHT-OF-WAY  
ELECTION DISTRICT No. 8  
MONTGOMERY COUNTY, MARYLAND

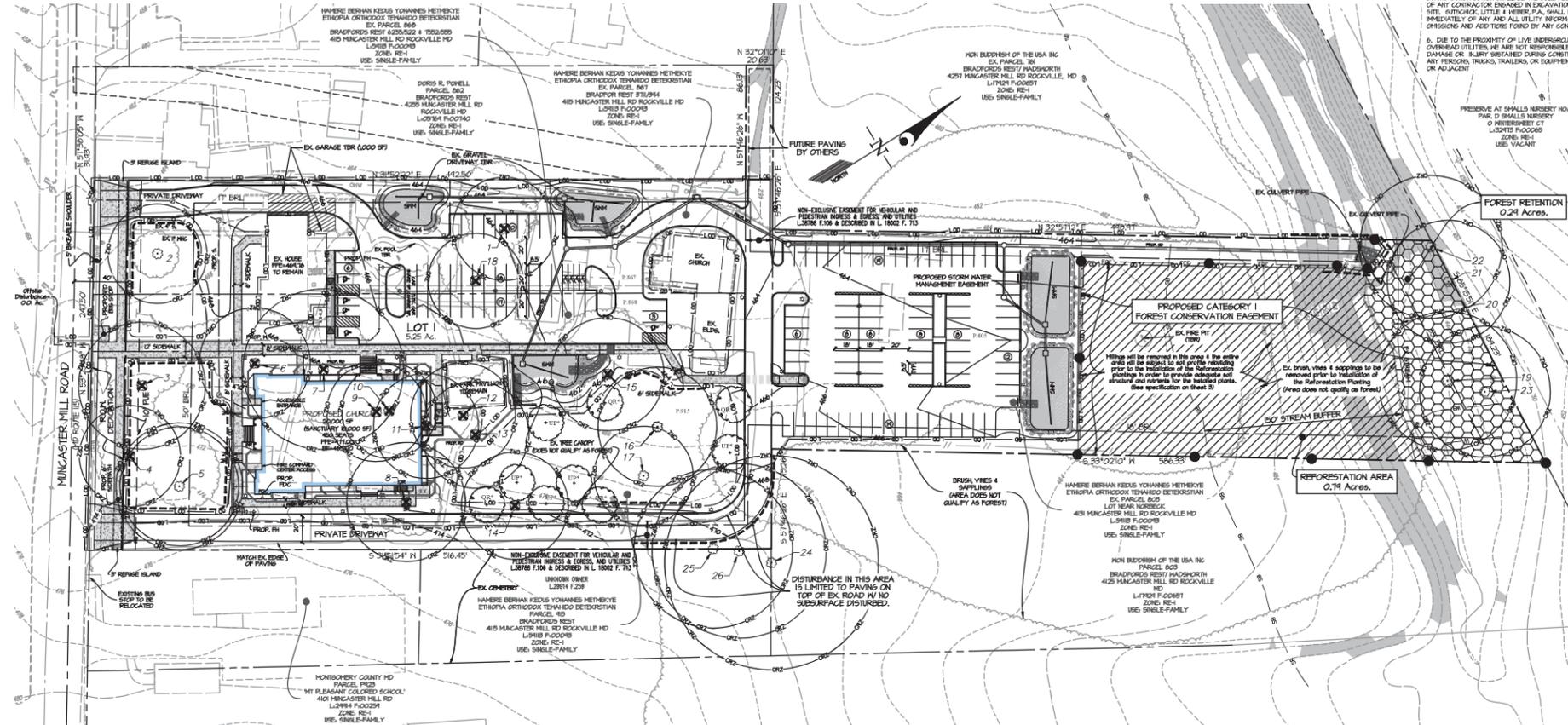
G. L. W. FILE NO. 20151  
SHEET 1 OF 1

**GLW**  
PLANNING | ENGINEERING | SURVEYING  
3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20896 | GLWPA.COM  
PHONE: 301-421-4024 | FAX: 301-421-4180

DESIGNED BY	CHKD BY	DATE	REVISION	BY	APPR.
HKJ					
HKJ					
TML					

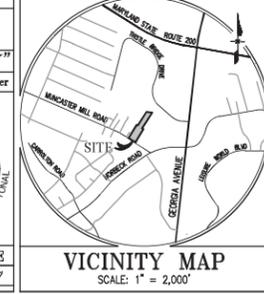
ALL DIMENSIONS UNLESS OTHERWISE NOTED BY GLW. DIMENSIONS ARE APPROXIMATE. FIRE ACCESS PLAN. PLS. VERIFY ALL DIMENSIONS AND LOCATIONS ON THE GROUND.

Preliminary/ Final Forest Conservation Plan
No. F20230140
HBKY Metmiq Ethiopian Orthodox Tewahedo Church



EXISTING UTILITIES NOTES
1. UTILITY INFORMATION SHOWN HEREIN HAS BEEN OBTAINED FROM AVAILABLE RECORDS...

Before You Dig Call MISS UTILITY Service Protection Center. Includes logo and contact information.



LEGEND defining symbols for EX. PROPERTY LINE, EX. TREE LINE, EX. CONTOURS, EX. CURBS, EX. SIDEWALK, EX. GAS, EX. SAN, EX. WATER, EX. STORM DRAIN, EX. FENCE, STREAM BUFFER, EX. STREAM, EX. WETLANDS, EX. WETLAND BUFFER, SOL DELINEATION, EX. UTILITY POLE, EX. LIGHT, SLOPES 25% OR GREATER, EX. GRAVEL, EX. FOREST RETENTION, FOREST CLEARED, REFORESTATION AREA, EX. BUILDING/STRUCTURE, EXISTING TREE, EXISTING TREE TO BE REMOVED, FIELD SURVEYED SPECIMEN TREE, TEMP. TREE PROTECTION FENCE, PROPOSED SPECIMEN TREE MITIGATION TREE, PROPOSED FOREST CONSERVATION EASEMENT SHADINGS.

PLANT SCHEDULE - MITIGATION PLANTINGS table with columns: KEY, CITY, BOTANICAL NAME, COMMON NAME, SIZE, CONT./B/B, COMMENTS.

SPECIMEN TREE LIST table with columns: No., COMMON NAME, SPECIES NAME, DBH, CONDITION, COMMENTS, DISPOSITION, & DISTURBED.

SITE DATA table with columns: Existing Site Area, Proposed Site Area - Lot 1, Proposed Use, Proposed Density, Existing Sanctions, Existing Church Building.

- GENERAL NOTES
1. Applicant/Owner: HBKY Ethiopian Orthodox Church
2. Tax ID: Parcel 805 (08-C071245)
3. Watershed: Rock Creek
4. Boundary Survey by: MNCPPC 615-2021
5. Topography by: MNCPPC 615-2-foot data
6. National Stream Delineation: American Land Concepts (12/2022)
7. Water and Sewer Service Category:
8. There are no floodplains located on or near the site per FEMA map No. 2403C0299D (Effective Date: 4/24/2006)
9. See the Maryland DNR Environmental Review Letter for Rare, Threatened or Endangered Species on site (file sheet).
10. The property is not listed on the Montgomery County Localities and Index of Historic Sites.
11. Tree No. 5 is a potential Champion Tree, which is located on the Subject Property and is 75% or Larger of the current Champion Tree size for their species in Montgomery County, Maryland as per the 2020-2023 Publication of Champion Trees in Montgomery County, Maryland.
12. Trees Here Field Surveyed and measured with a D-Tape in the field on October 15, 2021 by Tom Zullo of Geoback, Little & Heber P.A.
13. There are Potential Streams and Environmental Buffers onsite. The site is not located in a Special Protection Area.
14. The site is located within the boundaries of the Olney Master Plan.

MAPPED SOIL TYPES table with columns: MAP UNIT, DESCRIPTION, HEAVY HYDRIC/ERODIBLE RATING, FIRM/FARMLAND, HYDROLOGICAL GROUP, DRAINAGE CLASS, K-FACTOR.

Forest Conservation Data Table with columns: Tract, Remaining in Agricultural Use, Road & Utility ROW, Total Existing Forest, Forest Retention, Forest Cleared, Land Use & Thresholds, Conservation Threshold, Afforestation Threshold, Acres of Forest in Wetlands, 100-Year Floodplain, Stream Buffers, Priority Areas.

Forest Conservation Works-EET table with columns: NETTRACT AREA, LAND USE CATEGORY, EXISTING FOREST COVER, BREAK EVEN POINT, PROPOSED FOREST CLEARING, PLANTING REQUIREMENTS.

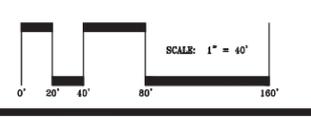
SHEET SCHEDULE table with columns: SHEET NO., SHEET TITLE.

FINAL FOREST CONSERVATION PLAN PREPARED BY: Includes logo and contact information for Geoback, Little & Heber P.A.

DEVELOPER'S CERTIFICATE: The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20230140...

GLW logo and contact information: 3090 N. WALTON DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLW.PA.COM

REVISION table with columns: NO., DATE, REVISION, BY, APPR.



PREPARED FOR: Hamere Birhan Kidus Yohannes Metmiq Ethiopian Orthodox Tewahedo Church, 4115 MUNCASTER MILL ROAD, ROCKVILLE, MD, 20853

SCALE, ZONING, DATE, TAX MAP - GRD table.

PRELIMINARY/ FINAL FOREST CONSERVATION PLAN HBKY Metmiq Ethiopian Orthodox Tewahedo Church, 4115 MUNCASTER MILL ROAD, PARCELS P. 915, P. 867, P. 868, P. 805

G. L. W. FILE NO., SHEET, 1 OF 3 table.



August 15, 2023

Forest Conservation Program Manager  
Montgomery Planning Department  
2425 Reddie Drive  
Wheaton, MD 20902

Re: HBKY Metmiq Ethiopian Orthodox Tewahedo Church– Variance Request  
Final Forest Conservation Plan No. F20230140  
Preliminary Plan No. 120230080

On behalf of our client, HBKY Metmiq Ethiopian Orthodox Tewahedo Church, we are requesting a variance of Section 22A-12.(b)(3)(c) of the Montgomery County Code.

*(3) The following trees, shrubs, plants, and specific areas are priority for retention and protection and must be left in an undisturbed condition unless the Planning Board or Planning Director, as appropriate, finds that the applicant qualifies for a variance under Section 22A-21:*

- (C) Any tree with a diameter, measured at 4.5 feet above the ground, of:*
- (i) 30 inches or more; or*
  - (ii) 75% or more of the diameter, measured at 4.5 feet above ground, of the current State champion tree of that species.*

Section 5-1611 of the Maryland State Code grants the authority to Montgomery County (local authority) for approval of the variances, and Section 22A-21 Variance, of the Montgomery County Code establishes the criteria to grant a variance.

The Subject Property, HBKY Metmiq Ethiopian Orthodox Church is located at 4115 Muncaster Mill Road, Rockville, Maryland (the "**Subject Property**"), is generally in the eastern portion of Montgomery County, and is 600' Northwest of Norbeck Road, on Muncaster Mill Road. The Subject Property is zoned RE-1, contains several buildings that serve the existing Ethiopian Orthodox Church and contains a gross tract area of approximately 5.41 acres. The Subject Property is identified as Parcel P805, P867, P868, P915 and also includes an existing private driveway parcel.

The Subject Property is surrounded by properties that are zoned RE-1 with single-family detached homes and other institutional facilities. Preliminary Plan No. 120230080 and Forest Conservation Plan No. F20230140 propose a resubdivision of the existing parcels into 1 lot, and

includes the proposed construction of a new 20,000 square foot religious institutional building, new stormwater management facilities, modifications to circulation, parking and underground utilities. The proposed primary church sanctuary building is intended to seat 450 patrons, with 142 proposed surface parking spaces provide throughout the site, with five (5) of those spaces being accessible and equally distributed around the Property.

HBKY Church owns and currently operates from the same Property by using a small 48-seat capacity sanctuary, which does not accommodate even a portion of the current Church membership, and certainly does not allow the Church to plan for the future. The Applicant proposes to retain three existing buildings on the Property: The existing parsonage along Muncaster Mill Road, and the existing church building and an existing accessory building, both near the rear of Parcel 867, all of which are currently being used and are proposed for continued use. An existing garage attached to the current parsonage structure is planned to be demolished in order to meet setback requirements. The existing and proposed use of the Property is Religious Assembly pursuant to Section 59-3.4.10 of the Zoning Ordinance. Religious Assembly is a permitted use in the RE-1 Zone.

This Variance request is submitted as part of Forest Conservation Plan (No. F20230140) and includes the removal of 3 specimen trees over 30" dbh (Tree #3, 7, & 8) and impacts to Trees #5, 16, 22, 24, 25 & 26. The request for removal and disturbance of the subject specimen trees is a result of the new church building, parking and access modifications, combined with the required grading for installation of utilities and the associated stormwater management. Onsite Variance Trees that are located outside of the existing Forested areas that are planned to be removed, will be mitigated for on site.

The applicant is requesting a variance to affect the following trees that measures 30" or greater in diameter at breast height (dbh):

Request to remove the following trees:

- Tree #3 – 32" dbh Silver Maple, Fair Condition
- Tree #7 – 40.5" dbh American Elm, Fair Condition
- Tree #8 – 30" dbh Black Walnut, Fair Condition

Request to impact the critical root zones of the following trees:

- Tree #5 – 30" & 32" dbh Bigtooth Aspen, Fair Condition (This is a potential County Champion Tree Multi-stem, Double trunk less than 4')
- Tree #16 – 30" dbh Tulip Poplar, Good Condition
- Tree #22 – 36" dbh Tulip Poplar, Good Condition
- Tree #24 – 54" dbh Tulip Poplar, Good Condition
- Tree #25 – 40" dbh Tulip Poplar, Good Condition
- Tree #26 – 44" dbh Red Maple, Good Condition

<b>TREE #</b>	<b>TREE TYPE</b>	<b>% DISTURBED</b>	<b>REASON</b>
5	Bigtooth Aspen 30" dbh & 32" dbh	21%	Sidewalk & Access Drive Construction
16	Tulip Poplar 30" dbh	5%	Sidewalk Construction & Grading
22	Tulip Poplar 36" dbh	3%	Storm Drain Outfall construction
24	Tulip Poplar 54" dbh	17%	Driveway modifications
25	Tulip Poplar 40" dbh	22%	Driveway modifications
26	Red Maple 44" dbh	29%	Driveway modifications

Section 22A-21 (b) lists the criteria for the granting of the variance requested herein. The following narrative explains how the requested variance is justified under the set of circumstances described above.

*1. Describe the special conditions peculiar to the property which would cause the unwarranted hardship:*

The proposed modifications to the site have been carefully designed in coordination with Planning Staff during the Development Review of Concept Plan No. 520220320. It was recommended that the church be located at the front of the property close to the existing building frontages while attempting to save any significant existing trees, and that the parking be located in the rear of the property. Due to the modifications to the site; that include construction of a new church building, open space areas, storm water management, and topographic alterations, significant site activity will be required. Given their locations, the specimen trees and the critical root zones will have a significant impact on the proposed improvements to the site.

**Removal of Trees #3, 7 & 8:**

The removal of Tree #3 could not be avoided because it is located adjacent to the existing PUE where the root zones will be disturbed for utility installation, in addition to the proposed sidewalk construction. The removal of Tree #7 & 8 could not be avoided due to the location of the proposed church.

**Impacting Critical Root Zones (CRZ) of Tree #5, 16, 22, 24-26:**

Tree #5 is a potential county champion tree and will be impacted on along the outer perimeter of CRZ for construction of the access road, sidewalk, and grading required for the fire access area driveway apron. Tree #16 will be disturbed along a portion of the outer CRZ for sidewalk construction. A portion of the outer CRZ of Tree #22 will be disturbed for construction required to install the storm drain outfall. Tree # 24, 25 & 26 will be disturbed on one side of

their CRZ's for construction of the access road. Prior to construction, root pruning, temporary tree protection fencing and signage, and other protective measures deemed necessary by the arborist will be employed to minimize the effects of construction.

If the applicant were denied the variance to impact specimen trees and therefore denied the ability to develop this site, it would be an unwarranted hardship on the owner not to allow the site to be developed in a manner which aligns with the goals established in the 2005 Olney Master Plan which encourages retention of existing zoning and uses for developable properties.

*2. Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas:*

The proposed modifications to the site have been carefully designed in coordination with Planning Staff during the Development Review of Concept Plan No. 520220320. It was recommended that the church be located at the front of the property close to the existing building frontages while attempting to save any significant existing trees, and that the parking be located in the rear of the property. Denial of a variance would keep the applicant from developing the property through means, which fulfill the county's goal of retaining existing zoning and uses as well as transitioning the proposed development more successfully into the surrounding community.

Not granting the variance would cause undue hardship on the applicant because development would be significantly limited or not possible, and therefore will deny the applicant ability to fully implement the goals of the Approved Master Plan. By denial of a Variance, it will deprive the landowner of significant and reasonable use on the property as allowed in the zone, and as shown in the Master Plan. Granting of the variance will ultimately allow the Property to be developed in a safe and efficient manner similar to other developments in the community.

*3. Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance:*

The variance will not violate state water quality standards or cause measurable degradation in water quality. All proposed land development activities will require sediment control and or storm water management plan approvals by Montgomery County. The approved SWM Concept will confirm that the goals and objective of the current state and county water quality standards have been met for the proposed development, on site.

*4. Provide any other information appropriate to support the request:*

The applicant has taken great care to locate the development per the recommendations from Planning Staff while trying to maximize usage of existing utility lines and minimize disturbance to the significant and specimen trees. The Applicant believes that the information set forth above is adequate to justify the requested variance to remove and impact specimen trees

on the Subject Property. Furthermore, the Applicant's request for a variance complies with the "minimum criteria" of Section 22A-21 (d) for the following reasons:

1. This Applicant will receive no special privileges or benefits by the granting of the requested variance that would not be available to any other applicant.
2. The variance request is not based on conditions or circumstances which result from the actions of the applicant. The applicant did not create the existing site conditions, including the random location of the specimen trees.
3. The variance is not based on a condition relating to the land or building use, either permitted or nonconforming on a neighboring property.
4. Loss of the requested trees will not violate State water quality standards or cause measurable degradation in water quality.

If you have any further questions or concerns, please do not hesitate to contact me.

Sincerely,

*Kevin Foster*

Kevin Foster, RLA, AICP

# Lenhart Traffic Consulting, Inc.

## Transportation Planning & Traffic Engineering

**Memorandum:****Date:** January 19, 2023

**TO:** Up-County Planning Dept.  
MNCPPC  
2425 Reedie Dr.  
14<sup>th</sup> Floor  
Wheaton, MD 20902

**FROM:** Nick Driban

**RE:** Traffic Statement for 4115 Muncaster Mill Road

The purpose of this report is to provide a Transportation Exemption Statement as required in the Montgomery County Growth and Infrastructure Policy. The Growth and Infrastructure Policy establishes the “Local Area Transportation Review (LATR)” Guidelines. These Guidelines are utilized by the Montgomery County Planning Board for the Administration of the Adequate Public Facilities Ordinance.

The site is located in the Olney Transportation Policy Area, at 4115 Muncaster Mill Road, Rockville, MD, as shown on the attached **Exhibits 1a and 1b**. The property is currently developed with church facilities with a GFA totaling 2,600 square feet. The site is proposed to be redeveloped with church with a GFA totaling 22,600 square feet.

The attached Trip Generation table shown on **Exhibit 2** contains the trip generation totals for the existing and proposed uses based on the ITE Trip Generation Manual, 11<sup>th</sup> Edition. Trip generation for the existing and proposed church is based on ITE-560 (Church). Per the LATR Guidelines, the ITE vehicular trip generation is modified based on the Olney Policy Area rates included in Appendix 1 of the LATR to determine the number of peak hour person trips. The relevant mode assumptions tables are provided with this report.

It should be noted that the LATR Guidelines are, “...applied to development projects that will generate at least 50 total net new weekday peak-hour person trips. Projects that generate fewer than 50 total net new weekday peak-hour person trips must prepare a transportation study exemption statement describing the basis for any exemption from LATR.” Based on the above excerpt, as well as several similarly worded passages in the LATR Guidelines, the requirement to conduct (or be exempt from) a full LATR transportation analysis is based on weekday trip generation, which forms the basis of the trip generation evaluated as part of this Transportation Exemption Statement.

As shown on Exhibit 2, the existing land use generates a total of 1 AM- and 1 PM peak hour person trips. The proposed land use will generate a total of 9 AM- and 14 PM peak hour person trips. Therefore, the redevelopment of the site will result in a net increase of 8 person trips in the AM peak hour and a net increase of 13 person trips in the PM peak hour.

**Conclusions**

Based on the above information, a full transportation study (adequacy test) is not required to satisfy the LATR Guidelines because the proposed development generates fewer than 50 net peak hour person trips.

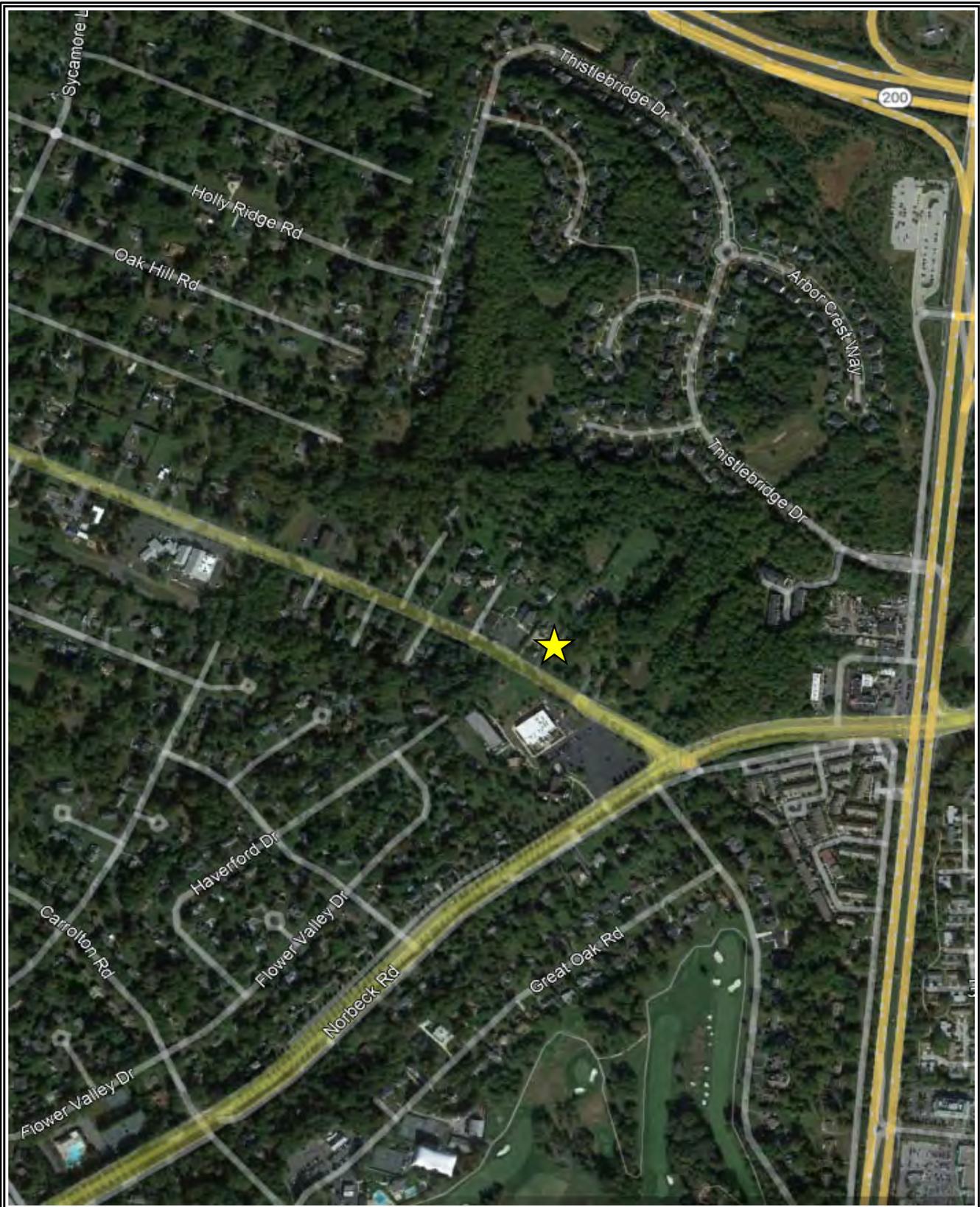
Based on the information contained in this report:

- The project is located within the Olney Policy Area.
- The redevelopment generates fewer than 50 net peak hour person trips and, therefore, is exempt from being required to perform LATR adequacy testing.

Thanks,

*C. Nicholas Driban*

C. Nicholas Driban, P.E., PTOE



Transportation Facilities Analysis

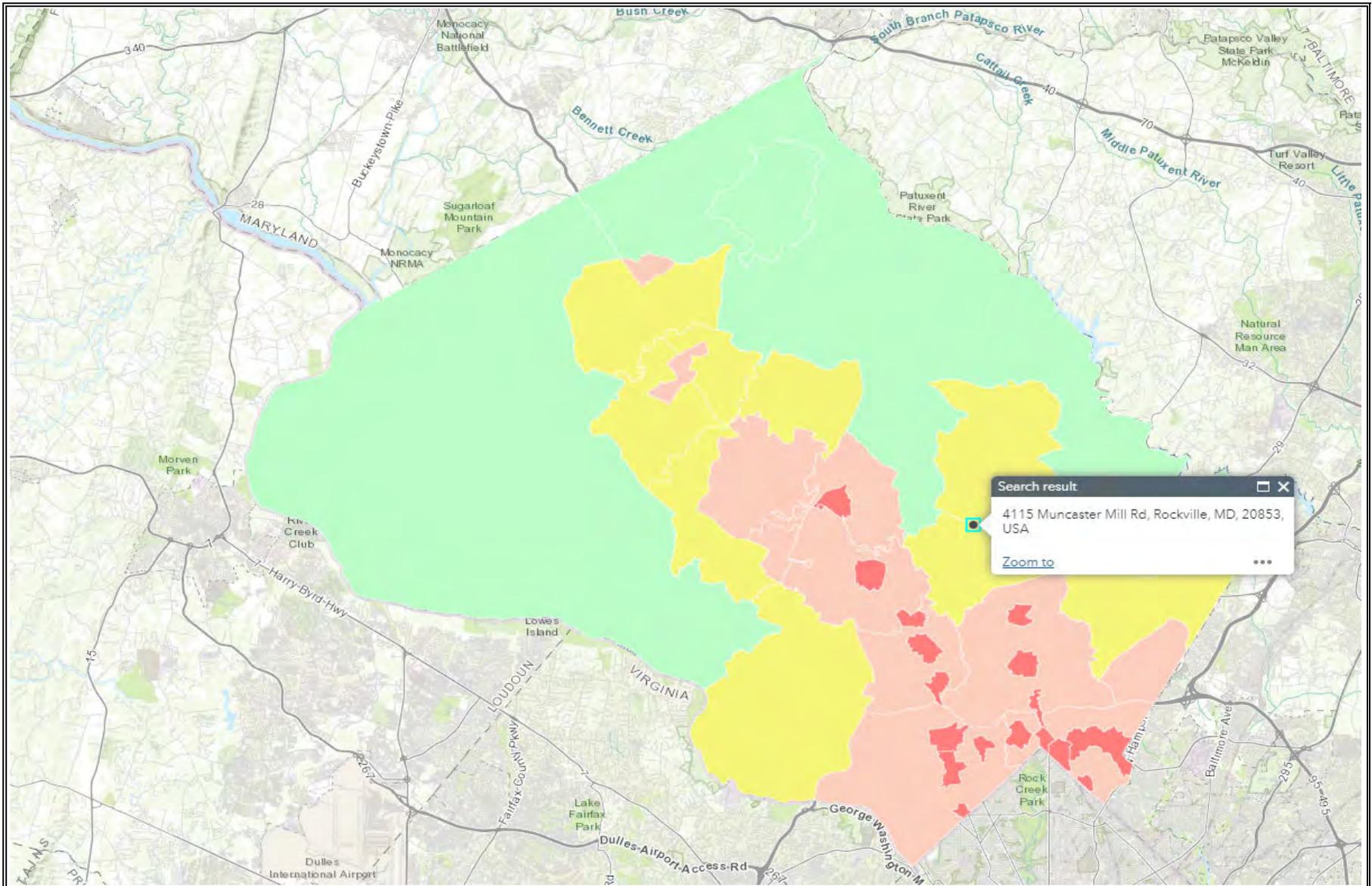
Lenhart Traffic Consulting, Inc.

Traffic Engineering & Transportation Planning

Site  
Location Map

★ - Site Location

**Exhibit  
1a**



<p>Transportation Facilities Analysis</p>	<p>Transportation Policy Area Map</p>	<p><b>Exhibit 1b</b></p>
<p>Lenhart Traffic Consulting, Inc. Traffic Engineering &amp; Transportation Planning</p>		

**Trip Generation Rates**

Church (ITE-560, ksf)

**Trip Distribution (In/Out)**

Morning Trips = 0.32 x ksf

62/38

Evening Trips = 0.49 x ksf

44/56

**Trip Generation Totals**

			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Proposed	Church (ITE-560, ksf)	22,600 sq.ft.	4	3	7	5	6	11
<b>Proposed Vehicular Trips per ITE Trip Generation Manual, 11th Edition:</b>			<b>4</b>	<b>3</b>	<b>7</b>	<b>5</b>	<b>6</b>	<b>11</b>
LATR Vehicle Trip Generation Rate Adjustment Factor (Olney - Other): 100%								
Total LATR Adjusted Vehicular Trips per ITE Trip Generation Manual, 11th Edition (Auto Driver at 76.3%):			4	3	7	5	6	11
<b>Total Person Trips:</b>			<b>5</b>	<b>4</b>	<b>9</b>	<b>6</b>	<b>8</b>	<b>14</b>
Auto Driver: 76.3%			4	3	7	5	6	11
Auto Passenger: 19.5%			1	1	2	1	2	3
Transit: 0.7%			0	0	0	0	0	0
Non-Motorized: 3.5%			0	0	0	0	0	0

			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Existing	Church (ITE-560, ksf)	2,600 sq.ft.	1	0	1	0	1	1
<b>Existing Vehicular Trips per ITE Trip Generation Manual, 11th Edition:</b>			<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>
LATR Vehicle Trip Generation Rate Adjustment Factor (Olney - Other): 100%								
Total LATR Adjusted Vehicular Trips per ITE Trip Generation Manual, 11th Edition (Auto Driver at 76.3%):			1	0	1	0	1	1
<b>Total Person Trips:</b>			<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>
Auto Driver: 76.3%			1	0	1	0	1	1
Auto Passenger: 19.5%			0	0	0	0	0	0
Transit: 0.7%			0	0	0	0	0	0
Non-Motorized: 3.5%			0	0	1	0	0	0

	AM Peak			PM Peak		
	In	Out	Total	In	Out	Total
<b>Net Person Trips:</b>	<b>4</b>	<b>4</b>	<b>8</b>	<b>6</b>	<b>7</b>	<b>13</b>

**NOTES:**

1. The Montgomery County Growth and Infrastructure Policy states that projects with more than 50 peak hour person trips require a transportation facilities analysis based on GIP Requirements.
2. Trip Generation Rates obtained from the ITE Trip Generation Manual, 11th Edition.

Transportation Facilities Analysis	Trip Generation for Site	<b>Exhibit 2</b>
Lenhart Traffic Consulting, Inc. Traffic Engineering & Transportation Planning		

# Appendix A

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Supplemental Information

# VIII. Appendices

## Appendix 1a: ITE Vehicle Trip Generation Rate Adjustment Factors

<b>Appendix Table 1a: Institute of Transportation Engineers Vehicle Trip Generation Rate Adjustment Factors</b>					
<b>Policy Area #</b>		<b>Residential</b>	<b>Office</b>	<b>Retail</b>	<b>Other</b>
1	Aspen Hill	97%	98%	99%	97%
2	Bethesda CBD	79%	63%	61%	62%
3	Bethesda/Chevy Chase	87%	81%	85%	79%
4	Burtonsville Town Center	96%	96%	99%	97%
5	Chevy Chase Lake	87%	81%	85%	79%
6	Clarksburg	100%	101%	100%	100%
7	Clarksburg Town Center	100%	101%	100%	100%
8	Cloverly	99%	101%	100%	101%
9	Damascus	101%	100%	100%	100%
10	Derwood	94%	94%	87%	94%
11	Fairland/Colesville	96%	96%	99%	97%
39	Forest Glen	79%	70%	64%	70%
12	Friendship Heights	78%	70%	73%	70%
13	Gaithersburg City	88%	86%	76%	85%
14	Germantown East	95%	95%	97%	91%
15	Germantown Town Center	89%	91%	89%	90%
16	Germantown West	93%	90%	92%	88%
17	Glenmont	90%	91%	96%	91%
18	Grosvenor	81%	84%	75%	80%
19	Kensington/Wheaton	91%	92%	96%	92%
40	Lyttonsville	84%	78%	78%	77%
44	Medical Center	83%	72%	73%	71%
21	Montgomery Village/Airpark	93%	102%	93%	102%
22	North Bethesda	83%	87%	71%	82%
23	North Potomac	97%	100%	100%	100%
24	Olney	99%	100%	99%	100%
25	Potomac	97%	98%	96%	98%
43	Purple Line East	87%	87%	89%	88%
26	R&D Village	89%	88%	80%	90%
27	Rockville City	88%	94%	87%	98%
28	Rockville Town Center	79%	80%	70%	79%
29	Rural East	99%	99%	98%	100%
30	Rural West	100%	100%	100%	100%
31	Shady Grove Metro Station	89%	88%	77%	88%
32	Silver Spring CBD	77%	65%	58%	65%
33	Silver Spring/Takoma Park	83%	83%	82%	84%
42	Takoma	80%	74%	70%	75%
35	Twinbrook	81%	80%	74%	79%
36	Wheaton CBD	85%	85%	76%	84%
37	White Flint	79%	78%	72%	78%
38	White Oak	89%	90%	91%	88%
41	Woodside	80%	74%	70%	75%

Appendix Table 1b: Mode Split Assumptions by Policy Area						
Policy Area #	Development Type	Auto Driver	Auto Passenger	Transit	Non-Motorized	Total
22 North Bethesda	Residential	53.8%	25.9%	8.0%	12.3%	100%
	Office	65.8%	18.4%	8.6%	7.3%	100%
	Retail	51.6%	28.4%	6.1%	14.0%	100%
	Other	62.4%	19.5%	9.4%	8.7%	100%
23 North Potomac	Residential	63.0%	27.1%	3.0%	7.0%	100%
	Office	75.7%	18.6%	0.8%	4.8%	100%
	Retail	72.4%	24.1%	0.6%	2.9%	100%
	Other	75.8%	18.8%	1.0%	4.4%	100%
24 Olney	Residential	64.3%	26.4%	3.3%	6.1%	100%
	Office	76.3%	19.4%	0.7%	3.6%	100%
	Retail	72.1%	24.8%	0.5%	2.6%	100%
	Other	76.3%	19.5%	0.7%	3.5%	100%
25 Potomac	Residential	62.6%	26.8%	4.1%	6.5%	100%
	Office	74.4%	19.3%	2.2%	4.1%	100%
	Retail	69.8%	25.7%	1.8%	2.7%	100%
	Other	74.8%	19.5%	2.1%	3.7%	100%
43 Purple Line East	Residential	54.0%	21.0%	10.1%	14.9%	100%
	Office	63.0%	10.7%	15.1%	11.2%	100%
	Retail	59.5%	17.2%	6.9%	16.4%	100%
	Other	63.8%	10.5%	14.0%	11.6%	100%
26 R&D Village	Residential	57.3%	27.3%	5.7%	9.7%	100%
	Office	66.7%	23.5%	4.4%	5.4%	100%
	Retail	58.0%	34.1%	2.0%	6.0%	100%
	Other	68.8%	22.4%	3.8%	5.1%	100%
27 Rockville City	Residential	56.8%	26.6%	6.3%	10.2%	100%
	Office	71.7%	17.4%	5.4%	5.5%	100%
	Retail	62.8%	25.6%	3.3%	8.2%	100%
	Other	74.7%	15.3%	4.8%	5.1%	100%
28 Rockville Town Center	Residential	51.3%	25.3%	8.9%	14.5%	100%
	Office	60.5%	16.7%	12.3%	10.5%	100%
	Retail	51.0%	26.5%	6.8%	15.6%	100%
	Other	59.9%	16.9%	12.4%	10.8%	100%
29 Rural East	Residential	64.0%	28.2%	2.6%	5.3%	100%
	Office	75.4%	20.6%	0.3%	3.7%	100%
	Retail	71.2%	26.8%	0.1%	1.9%	100%
	Other	75.8%	20.2%	0.5%	3.6%	100%
30 Rural West	Residential	64.8%	28.2%	1.8%	5.2%	100%
	Office	76.0%	20.4%	0.0%	3.6%	100%
	Retail	72.6%	25.7%	0.0%	1.7%	100%
	Other	76.1%	20.3%	0.1%	3.5%	100%
31 Shady Grove Metro Station	Residential	57.7%	26.4%	8.7%	7.1%	100%
	Office	67.0%	20.6%	6.8%	5.5%	100%
	Retail	55.9%	29.2%	3.8%	11.1%	100%
	Other	66.9%	20.6%	7.2%	5.2%	100%
32 Silver Spring CBD	Residential	50.1%	18.8%	13.6%	17.5%	100%
	Office	49.6%	9.0%	26.6%	14.9%	100%
	Retail	42.4%	12.6%	20.9%	24.0%	100%
	Other	49.2%	8.7%	26.8%	15.2%	100%

# COMMUNITY MEETING NOTICE

HBKY Metmiq Ethiopian  
Orthodox Tewahedo Church

DATE: January 10, 2023

TIME: 7:00 P.M.

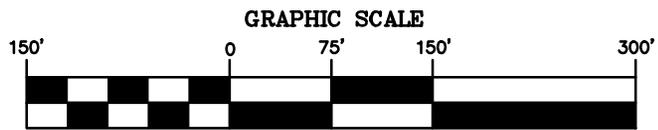
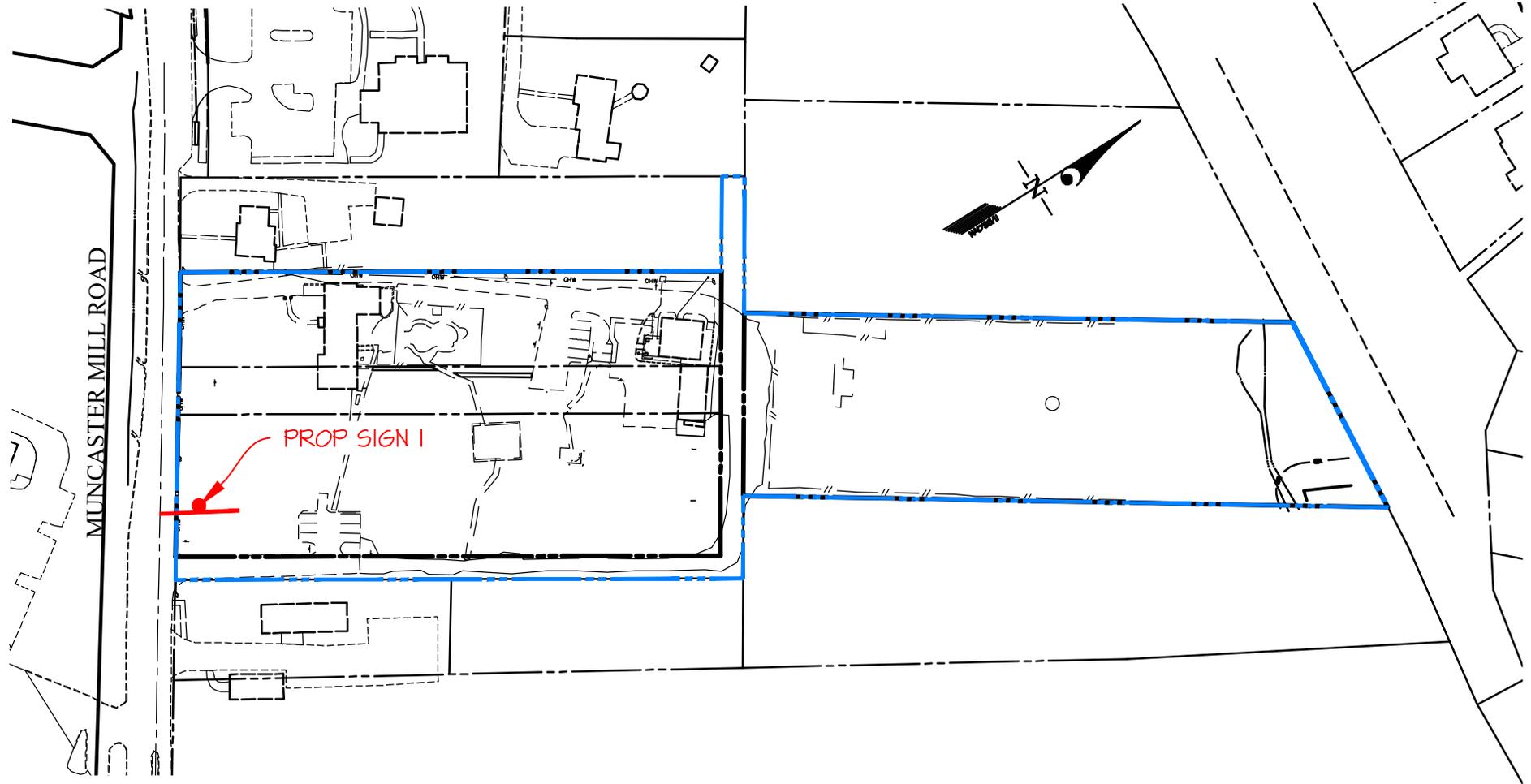
LOCATION: HBKY Church Conference Room  
4115 Muncaster Mill Rd.  
Rockville, MD 20853

## CONTACT INFORMATION:

Peter Ciferri - McMillan Metro, P.C.

301-251-1180

L:\CADD\DRAWINGS\20151\CORRESPONDENCE\WGPC\SUBMISSIONS AND REVIEWS\PRELIM PLAN\Documents\06-SIGN-120230080-LOC.dwg, PLOTTED: 12/12/2022 4:42 PM, LAST SAVED: 12/12/2022 3:32 PM, PLOTTED BY: Helen Joyntes



© GLW 2022

1 inch = 150' ft.

### SIGN LOCATION EXHIBIT

 <p>3909 NATIONAL DRIVE   SUITE 250   BURTONSVILLE, MD 20866   GLWPA.COM PHONE: 301-421-4024   BALT: 410-880-1820   DC&amp;VA: 301-989-2524   FAX: 301-421-4186</p>	DES. HKJ	<p><b>PREPARED FOR :</b> Hamere Birhan Kidus Yohannes Metmiq Ethiopian Orthodox Tewahedo Church 415 Muncaster Mill Road Rockville, Maryland 20853 Attn: Mr. Gizadrew Tironeh</p>	<p>HBKY Metmiq Ethiopian Orthodox Tewahedo Church</p>	G. L. W. No. 20151
	DRN. HKJ			ZONING RE-1
	CHK. KAF			TAX MAP/GRID HS-342
				DATE DEC 2022
				SCALE 1"=150'
				SHEET 1 OF 1

**COMMUNITY MEETING  
NOTICE**

**HBKY Metmiq Ethiopian  
Orthodox Tewahedo Church**

**DATE: JANUARY 10, 2023**

**TIME: 7:00 P.M.**

**LOCATION:**

**HBKY Church Conference Room**

**4115 Muncaster Mill Rd.  
Rockville, Md 20853**

**CONTACT INFORMATION:**

**Peter Ciferri - McMillan Metro, P.C.  
301-251-1180**

12/20/2022



12/20/2022

December 19, 2022

**VIA FIRST CLASS MAIL**

Doris R. Powell  
4255 Muncaster Mill Road  
Rockville, Maryland 20853

**Peter E. Ciferri**  
Partner

Direct: 240-778-2307  
pciferri@mcmillanmetro.com

Maryland Bar  
District of Columbia Bar

**NOTICE OF PRE-SUBMITTAL COMMUNITY MEETING**

**Proposed Plan Name:** HBKY Metmiq Ethiopian Orthodox Tewahedo Church

**Type of Plan:** Preliminary Plan (Application No. 120230080)

**Geographic Location:** 4115 Muncaster Mill Road, Rockville, MD  
600 feet N.W. of Norbeck Road

**Property Size:** Four Parcels (805, 867, 868 & 915) and a private right-of-way; total 5.41 +/- acres

**Zoning:** RE-1 (Residential Estate)

**Name and Contact Information for Applicant's Representative:** Tim Longfellow, Engineer; Gutschick, Little & Weber  
Phone: 301-421-4024; Email: TLongfellow@glwpa.com

**Proposed Use and Development:** Religious/Institutional Use; construction of a new church on Parcel 915, while retaining the existing three structures on Parcels 867 & 868; new church proposes two levels, approximately 450 seats and approximately 12,000 square feet with associated parking spaces equally distributed around the site, per Federal/County requirements; and to combine four parcels together with private right-of-ways

To the Recipient:

An informational meeting regarding the plan referenced above has been scheduled for **Tuesday, January 10, 2023, at 7:00 p.m. at HBKY Ethiopian Orthodox Church, 4115 Muncaster Mill Road, Rockville, Maryland 20853.**

Notice of Pre-Submittal Community Meeting

Doris R. Powell  
December 19, 2022  
Page 2

The purpose of this meeting is to present information about the proposed Preliminary Plan application, and to allow members of this community and the public to discuss questions and comments concerning this proposed plan.

After submission, you may obtain additional information regarding this application from the Development Application and Regulatory Coordination Division of the Maryland-National Capital Park and Planning Commission (“DARC”) by accessing the following website: [www.montgomeryplanning.org/development](http://www.montgomeryplanning.org/development) or by calling (301) 495-4610.

Very truly yours,

McMillan Metro, P.C.

A handwritten signature in blue ink, appearing to read 'Peter E. Ciferri', is written over the typed name below.

Peter E. Ciferri, Esq.

PEC/hcp

Association Coc	Association Name	Association Type	Position	Name	Address 1	Address 2	City	State	Zip	Day Phone	Night Phone	Fax	Email	Contact Method	Association URL
CA0512	Aspen Hill Civic Association	CA	AHCA Treasurer	KC Chronopoulos	4201 Frankfort Drive		Rockville	MD	20853	(202) 285-5837			kc@LNF.com	E	<a href="https://www.aspenhillcivicassociation.org/">https://www.aspenhillcivicassociation.org/</a>
CA0512	Aspen Hill Civic Association	CA	AHCA President	Solomon Levy	14146 Flint Rock Road		Rockville	MD	20853	(301) 460-9636			AspenHill.President@gmail.com	B	<a href="https://www.aspenhillcivicassociation.org/">https://www.aspenhillcivicassociation.org/</a>
CW6786	East County Citizens Advisory Board	CW	Chair	Rachel Evans	3300 Briggs Chaney Road		Silver Spring	MD	20904	(240) 777-8414			Eastco.citizen@Montgomerycountymd.gov	E	
CA1408	Flower Valley Citizens Association	CA	President	Randy Stone	4904 Jasmine Drive		Rockville	MD	20853	(301) 929-1302			randy.w.stone@gmail.com	E	<a href="http://fvca.org">http://fvca.org</a>
CA0170	Layhill Civic Association	CA	Zoning Chair	Piero Marinucci	2405 North Gate Terrace		Silver Spring	MD	20906	(301) 807-3501			piero@longandfoster.com	E	
CA0170	Layhill Civic Association	CA	President	Steven Morrison	13816 Vintage Lane		Silver Spring	MD	20906	(301) 871-6452			n3yib@yahoo.com	E	
CP3289	Leisure World - Mutual # 13	CA	President	Antonio Marotta	15206 Clondesley Court #22A,		Silver Spring	MD	20906	(301) 438-0434			kflannery@lwmc.com	E	
CP3289	Leisure World - Mutual # 13	CA	Administrative Agent	Kelly Barton	3701 Rossmoor Boulevard		Silver Spring	MD	20906				Kbarton@lwmc.com	E	
CP3289	Leisure World - Mutual # 13	CA	Management Contact	Kevin Flannery	3701 Rossmoor Boulevard		Silver Spring	MD	20906				kflannery@lwmc.com	E	
CP3291	Leisure World - Mutual # 15	CA	Administrative Agent Leisure World	Alice Drummond	3701 Rossmoor Boulevard		Silver Spring	MD	20906				adrummond@lwmc.com	E	
CP3291	Leisure World - Mutual # 15	CA	Management Contact	Kevin Flannery	3701 Rossmoor Boulevard		Silver Spring	MD	20906				kflannery@lwmc.com	E	
CP3291	Leisure World - Mutual # 15	CA	Primary Contact - Owner	Warren Lupson	15425 Bramblewood Drive		Silver Spring	MD	20906				warrenlupson@gmail.com	E	
HO0582	Manor Village Homes Association Inc	HO	Primary Contact - Owner	William Ferguson III	15326 Manor Village Lane		Rockville	MD	20853	(240) 372-3566			manorvbill@aol.com	E	
HO0582	Manor Village Homes Association, Inc.	HO	Administrative Agent IKO Community Mgt	Angela James	3416 Olandwood Court Suite 210		Olney	MD	20832				AJames@ikocommunitymanagement.com	E	
HO0582	Manor Village Homes Association, Inc.	HO	Management Contact	Marcia Grove	3416 Olandwood Court Suite 210	IKO Communities	Olney	MD	20832				mgrove@IKOCommunityManagement.com	E	
CW3450	Montgomery County Civic Federation	CA	Co-President	Alan Bowser									alan.bowser@gmail.com	E	
CW6785	Montgomery County Renters Alliance	CA	Chair - Treasurer	William Roberts, Esq	P.O. Box 7773-7773		Silver Spring	MD	20907				info@rentersalliance.org	E	<a href="http://www.rentersalliance.org/">http://www.rentersalliance.org/</a>
CW6785	Montgomery County Renters Alliance Inc.	CW	Executive Director	Matt Losak						(301) 588-3987			mattlosak@rentersalliance.org	E	<a href="http://www.rentersalliance.org/">www.rentersalliance.org</a>
HO1757	Norbeck Crossing Condominium II	CA	Vice President	Alejandro Gerson Moises	3910 Doc Berlin Drive #11		Silver Spring	MD	20906					L	
HO1757	Norbeck Crossing Condominium II	CA	Management Contact	Quiza Nichols	4550 Forbes Blvd.		Lanham	MD	20706				quiza@quizamanagement.com	E	
HO1757	Norbeck Crossing Condominium II	CA	President	Garrett Pryor	3910 Doc Berlin Drive		Silver Spring	MD	20906					L	
HO1794	Norbeck Crossing Homeowners Association	HO	Board Member	Carolyn Mamon	3850 Clara Downey Avenue Unit 23		Silver Spring	MD	20906					L	
HO1794	Norbeck Crossing Homeowners Association	HO	Administrative Agent	Shireen Ambush	7811 Montrose Road		Potomac	MD	20854				sambush@abarisrealty.com	E	
CW0683	Northern Montgomery County Alliance	CW	Chair	Julius Cinque	22300 Slidell Road		Boyd's	MD	20841	(301) 972-1098				E	
CA0841	Olney Transportation Coalition	UO	Chairman	Louis laquinta	3416 Olandwood Court Suite 210		Olney	MD	20832					E	
HO1211	Preserve at Smalls Nursery HOA	HO	Administrative Agent CAS	Debbie Loso	18401 Woodfield Road Suite H		Gaithersburg	MD	20879	(301) 840-1800		(301)840-1801	debbie.losos@casinc.biz	E	
HO1211	Preserve at Smalls Nursery HOA	HO	President	Jeffrey Weiler	15710 Thistlebridge Drive		Rockville	MD	20853	(202) 262-8089	(301) 924-0745		weilerj@ix.netcom.com	L	
HO1211	Preserve At Smalls Nursery	HO	Secretary	Isabelle Mouysset	15611 Thistlebridge Drive		Rockville	MD	20853	(202) 623-8210			mouysseti@comcast.net	E	
CW1193	Sierra Club - Montgomery County Group	CW	Treasurer	Jennifer Rossmere	P O Box 4024		Rockville	MD	20849				jayrossmere@gmail.com	B	
CA0271	Sycamore Acres Citizens Association	CA	Secretary	Jean Sommerville	16015 Emory Lane		Rockville	MD	20853	(301) 924-0128			sacanews2@aol.com	E	
HO1799	Townhomes at Smalls Nursery Community	CP	Primary Contact - Owner	Zal Demkevala	15510 Thistlebridge Court		Rockville	MD	20853				admin@chambersmanagementinc.com	E	
HO1799	Townhomes at Smalls Nursery Community As	CP		Gene Stevens	12051 Tech Rd. Ste. B		Silver Spring	MD	20904				admin@chambersmanagementinc.com	E	
				<b>Adjoining/Confronting Property Owner</b>	<b>Mailing Address</b>		<b>City</b>	<b>State</b>	<b>Zip</b>						
				Montgomery County Maryland	101 Monroe Street		Rockville	MD	20850						
				Doris R Powell	4255 Muncater Mill Road		Rockville	MD	20853						
				Won Buddhism of the USA	4261 Muncater Mill Road		Rockville	MD	20853						
				Preserve at Smalls Nursery HOA	18401 Woodfield Road Suite H		Gaithersburg	MD	20879						
				Patrick A Oboyle St Patricks Church Norbeck	4101 Norbeck Road		Rockville	MD	20853						
				<b>Design Team/MNCPPC</b>	<b>Mailing Address</b>		<b>City</b>	<b>State</b>	<b>Zip</b>						
				HBKY Ethiopian Orthodox Church, Attn: Gizachew Tiruneh	4115 Muncaster Mill Road		Rockville	MD	20853	<a href="mailto:gizachewtiruneh@gmail.com">gizachewtiruneh@gmail.com</a>					
				McMillan Metro, P.C., Attn: Peyer E. Ciferri	7811 Montrose Road Suite 400		Potomac	MD	20854	(301)251-1180	<a href="mailto:pciferri@mcmillanmetro.com">pciferri@mcmillanmetro.com</a>				
				MNCPPC, Inake Division Attn: Christina Sorrento	2425 Reedie Drive		Wheaton	MD	20902	(301)495-4649	<a href="mailto:christina.sorrento@montgomeryplanning.org">christina.sorrento@montgomeryplanning.org</a>				
				Gutschick Little & Weber Attn: Kevin Foster	3909 National Drive Suite 250		Burtonsville	MD	20866	(301)421-4024	<a href="mailto:kfoster@glwpa.com">kfoster@glwpa.com</a>				
				Gutschick Little & Weber Attn: Keith Bennett	3909 National Drive Suite 250		Burtonsville	MD	20866	(301)421-4024	<a href="mailto:kbennett@glwpa.com">kbennett@glwpa.com</a>				
				Gutschick Little & Weber Attn: Helen Joynes	3909 National Drive Suite 250		Burtonsville	MD	20866	(301)421-4024	<a href="mailto:hjoynes@glwpa.com">hjoynes@glwpa.com</a>				

**PRELIMINARY PLAN PRE-SUBMISSION MEETING  
HBKY Metmiq Ethiopian Orthodox Tewahado Church**

Tuesday, January 10, 2023, 7:00 P.M.  
Location: HBKY Church, Community Room  
4115 Muncaster Mill Road

SIGN-IN SHEET

*Refer  
Kevin*

Name (Please Print)	Mailing Address	E-Mail / Phone Number	Include as Party of Record? (Yes or No)
Essayas Ababu	202 Spring Ave Rockville MD	tesayas@hotmail.com	
Charles Kelly	1126 Vails Mill Rd	carlitoKel2@gmail.com	yes
Hong Jae Sim	4257 Muncaster Mill Rd	hoalsim@yahoo.com	yes
Chung Lee	4257 Muncaster Mill	chungalee2014 @gmail.com	yes
VINCENT PATTERSON	14840 BAKER DR, Rockville 20853	MAESTROVINCENT1 @gmail.com	Y
MARDIA MALAGETA WOLDENICH	18174 Stass Leap for. German town & Long Green	malagetaam17@gmail.com	Y
Nigussie Seayn	nigussie seayn		

Name	Mailing Address	E-Mail / Phone Number	Include as Party of Record? (Yes or No)
Fr Samuel Alemu	4115 Muncaster Mill Rd abasami21@gmail.com	571 287 96488	✓
ASEGU WOLDEMARIAM		asegu.wm@gmail.com	Yes
Elias Mussie	14242 Briarwood Ter Rockville, MD -20853	emussie@yahoo.com	yes
ARGAW KIDANEMariam	8710 Laurel Valley Montgomery VLG	argawkidanem@gmail.com	Yes
Eunju Nam	4257 Muncaster Mill Rd Rockville.	Washington@wonbuddhism.org	Yes

**PRELIMINARY PLAN PRE-SUBMISSION MEETING  
HBKY Metmiq Ethiopian Orthodox Tewahado Church**

**Tuesday, January 10, 2023, 7:00 P.M.  
Location: HBKY Church, Community Room  
4115 Muncaster Mill Road**

**SIGN-IN SHEET**

<b>Name (Please Print)</b>	<b>Mailing Address</b>	<b>E-Mail / Phone Number</b>	<b>Include as Party of Record? (Yes or No)</b>
Peter Ciferri	7811 Montrose Road, Suite 400 Potomac, MD 20854	<a href="mailto:pciferri@mcmillanmetro.com">pciferri@mcmillanmetro.com</a> 301-251-1180	N/A
Kevin Foster	3909 National Dr., Suite 250 Burtonsville, MD 20866	Kfoster@glwpa.com	N/A
Gizachew Tiruneh	5771 Antwerp Street Ijamsville, MD 21754	<a href="mailto:gizachewtiruneh@gmail.com">gizachewtiruneh@gmail.com</a>	
Essayas Ababu	202 Spring Ave Rockville, MD 20850	<a href="mailto:tessayas@hotmail.com">tessayas@hotmail.com</a>	
Charles Kelly	1126 Veirs Mill Rd Rockville, MD 20851	<a href="mailto:Carlitsrel2@gmail.com">Carlitsrel2@gmail.com</a>	Yes
Hong Sue Shim	4257 Muncaster Mill Road Rockville, MD 20853	<a href="mailto:bosalsim@yahoo.com">bosalsim@yahoo.com</a>	Yes
Chung Lee	4257 Muncaster Mill Road Rockville, MD 20853	<a href="mailto:chungoklee2018@gmail.com">chungoklee2018@gmail.com</a>	Yes

Name (Please Print)	Mailing Address	E-Mail / Phone Number	Include as Party of Record? (Yes or No)
Vincent Patterson	14840 Bauer Dr Rockville, MD 20853	<a href="mailto:maestrovincent1@gmail.com">maestrovincent1@gmail.com</a>	Yes
Dn Mulugeta Woldemichael	18174 Glass Lead Tov. Germantown, MD	<a href="mailto:mulugetaam17@gmail.com">mulugetaam17@gmail.com</a>	Yes
Nigussie Semegn	4115 Muncaster Mill Rd Rockville, MD 20853	<a href="mailto:Niggusiesemegn@com.com">Niggusiesemegn@com.com</a>	(no response)
Fr. Samuel Alemu	4115 Muncaster Mill Rd Rockville, MD 20853	<a href="mailto:abasami21@gmail.com">abasami21@gmail.com</a> 571-287-9648	Yes
Asegu Woldemariam	(left intentionally blank)	<a href="mailto:asegu.wm@gmail.com">asegu.wm@gmail.com</a>	Yes
Elias Mussie	14242 Briarwood Ter. Rockville, MD 20853	<a href="mailto:emussie@yahoo.com">emussie@yahoo.com</a>	Yes
Argaw Kidane	8710 Laurel Valley Ln. Montgomery Village, MD 20886	<a href="mailto:argawkidane@gmail.com">argawkidane@gmail.com</a>	Yes
Eunju Nam	4257 Muncaster Mill Rd Rockville, MD 20853	<a href="mailto:washington@wonbuddhism.org">washington@wonbuddhism.org</a>	Yes

The meeting was called to order at approximately 7:05 PM by Mr. Ciferri.

Mr. Ciferri explained that the purpose of a pre-filing community meeting is an opportunity for the developer to outline the project, and to gather input and address questions from community members. Mr. Ciferri asked that the sign-in sheet be completed for submittal and indicated that attendees can request to receive future notices.

Mr. Ciferri introduced himself and Mr. Foster. Several members of the Church leadership introduced themselves as well. Mr. Tirenuh, representing the Church's development committee, presented a brief background and overview of the Church body, organization, and its present role in the community. Mr. Tirenuh explained that Hamere Birhan Kidus Yohannes Ethiopian Orthodox Tewahido Church was founded in 2017 to serve the community in Rockville and surrounding neighborhood, in accordance with the faith, teachings and traditions of the Mother Church in Ethiopia. Mr. Tirenuh explained that after renting properties, the Church purchased the subject property in January of 2020; however, that the Property currently has a limited sanctuary seating that does not allow the Church to provide all of its community and congregation services effectively. Mr. Tirenuh explained that the purpose of the additional building and redevelopment project is to provide for sanctuary seating capacity that fairly accommodates the existing and anticipated Church membership.

Mr. Ciferri described the preliminary plan process: That the HBKY Church is submitting a preliminary plan of subdivision, which is generally focused on the location of buildings, setbacks, parking, and other site features like access and stormwater controls. Mr. Ciferri explained that the plans presented are drafts which could be revised further, but which will be submitted as an application within 90 days. Mr. Ciferri outlined the Applicant's steps for intake of applications and DRC meetings. Mr. Ciferri explained that application documents will be publicly available online. When a public hearing is set, the staff report can also be viewed online, and public notice of the hearing will be made. Mr. Ciferri explained that the public may submit comments in advance of the Planning Board's hearing, or participate in public comment at the meeting. Mr. Ciferri explained that the public may contact him, Mr. Foster, or the Planning staff for more detail and the opportunity to comment on applications throughout the process.

Mr. Foster explained the details of the plans. Mr. Foster outlined the anticipated 10,500 +/- square foot size of the new sanctuary building, as being one story above ground and one story below ground. Mr. Foster explained that the building orientation was both desirable to the Church and also responsive to Staff comments generated from the Church's Concept Plan submittal: In order to provide a more uniform road frontage and to better screen surface parking from the road and adjacent properties, where achievable. Mr. Foster explained that two-way access would be provided via a 20-foot wide paved driveway, that would provide fire access to a parking lot that is large enough to support the facilities, pursuant to existing Code requirements. Mr. Foster also noted the additional one-way exit to be retained. Mr. Foster detailed the existing buildings to be retained. Mr. Foster described and indicated the location of five anticipated stormwater management facilities, and the purpose of those facilities are channeling surface water toward the undeveloped rear of the property away from adjacent properties, and in furtherance of County regulations. Mr. Foster explained the location of existing tree cover and

anticipated location of additional forest conservation, as well as the location of further parking situated on the rear parcel of the Property.

A community member asked about the existing driveway and whether it would be paved. The community member also asked whether there would be one access point or two. Mr. Foster responded that the existing driveway would be retained and paved. Access would be 20' feet at the primary access point, and a secondary one-way exit on the western side of the property would be retained as well.

A community member asked about parking capacity for the site. Mr. Foster responded that the project minimum, per Code requirements is 113 spaces for the anticipated building size and use. Parking as shown on the draft plan complies with that regulation.

A question was asked as to whether traffic signaling or significant road improvements were planned. Mr. Ciferri and Mr. Foster responded that additional right of way buffering, compliance with the bicycle master plan, and possibly a sidewalk, were anticipated, but no further signaling, drive lanes, or deceleration lanes are planned.

A community member asked about the length of construction. Mr. Tiruneh, Mr. Ciferri, and Mr. Foster responded, in part. The entitlement is planned to take approximately a year, with permitting and construction to follow. In response to a follow up question, it was clarified that most utilities were already available at the property line.

A neighbor asked whether outdoor services and noise would be reduced after construction. Mr. Tiruneh responded that most temporary outdoor uses of the property would be resituated to occur inside the new building, and that the new building is planned to be designed with interior noise insulation.

A second question was raised about parking capacity. Mr. Ciferri and Mr. Foster responded with more detail about the specific Code ratios and requirements for parking. It was explained that no street parking will be allowed, nor is anticipated.

A community member commented that traffic impact is important to their considerations.

A community member asked whether the Church planned further expansion beyond this plan and its congregation. Mr. Tiruneh, and others from the Church, responded that the congregation is currently 300 members, more or less, and due to the hierarchy of the church, massive expansion is rare and not foreseeable. It was explained that this building is for the anticipated growth and future buildings are not foreseeable at this time.

Mr. Ciferri and Mr. Foster invited meeting participants to direct any further questions to them or to Planning staff during the course of the application process.

The meeting concluded at approximately 7:50 PM

Prepared by:

Peter Ciferri, Esq.

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January 11, 2023

**AFFIDAVIT**

**I, HELEN JOYNES, HEREBY CERTIFY** that the purpose of this affidavit is to certify that Community meeting for the Preliminary Plan for HBKY Metmiq Ethiopian Orthodox Tewahedo Church was held on January 10, 2023 at 7 PM at HBKY Metmiq Ethiopian Orthodox Tewahedo Church, 4115 Muncaster Mill Road, Rockville, Maryland 20853

“I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information and belief.”

Helen K Joynes

State of:  Maryland , County of:  Carroll

Subscribed and sworn to before me this  11  day of  January, 2023

My commission expires:  1-3-25   Patricia A. Payne

