

## COLESVILLE GARDENS

### ADMINISTRATIVE SUBDIVISION PLAN NO. 620230160

#### Description

Administrative Subdivision Plan to create three lots from one lot for the development of three single-family detached residences.

COMPLETED: 8/29/2025

PLANNING BOARD HEARING DATE: 9/11/2025

MCPB ITEM NO. 7



# Planning Staff

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## LOCATION/ADDRESS

13305 Octagon Lane

## MASTER PLAN

1997 White Oak Master Plan

## ZONE

R-90

## PROPERTY SIZE

0.63 acres

## APPLICANT

SJBS Properties LLC

## ACCEPTANCE DATE

February 7, 2024

## REVIEW BASIS

Chapters 22A & 50

## Summary:

- Staff recommends approval with conditions of the proposed three-lot subdivision for the construction of three single-family detached dwellings, and removal of one existing dwelling.
- The Project received approval for Forest Conservation Exemption No. 42022117E on July 1, 2022.
- The Application has received public comments relevant to the scope of the Project; therefore, the item has been scheduled for Planning Board consideration per Section 50.6.3.B.2 of the County Code.
- Staff received correspondence from the community with concerns regarding the incompatibility of new homes in the neighborhood, construction and environmental impacts, infrastructure capacity, noticing clarifications, and traffic and parking impacts.
- The Application received six regulatory extension requests since its acceptance on February 7, 2024, to address Development Review Committee comments. The current review period expires on October 2, 2025.



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## SECTION 1: RECOMMENDATIONS AND CONDITIONS

### ADMINISTRATIVE SUBDIVISION PLAN NO. 620230160

Staff recommends approval with conditions of Administrative Subdivision Plan No. 620230160 to subdivide one lot into three (3) lots, for the development of three (3) single-family detached residences in the R-90 zone. All site development elements shown on the latest electronic version of the Administrative Subdivision Plan No. 620230160 as of the date of this Staff Report submitted via ePlans to the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) are required except as modified by the following conditions.

#### GENERAL APPROVAL

1. This Administrative Subdivision Plan is limited to three (3) lots for three (3) dwelling units.

#### ADEQUATE PUBLIC FACILITIES AND OUTSIDE AGENCIES

2. The Adequate Public Facilities (“APF”) review for the Administrative Subdivision Plan will remain valid for five (5) years from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5).

#### PLAN VALIDITY PERIOD

3. The Administrative Subdivision Plan will remain valid for three (3) years from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and before to the expiration date of this validity period, a final record plat for all property delineated on the approved Administrative Subdivision Plan must be recorded in the Montgomery County Land Records or a request for an extension filed.

#### OUTSIDE AGENCIES

4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated August 14, 2025, and incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.
5. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT’s requirements for access and improvements.
6. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Water Resources Section in its stormwater management concept letter dated August 12, 2025, and incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDPS – Water



Resources Section if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.

7. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Fire Department Access and Water Supply Section in its letter dated August 1, 2025, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Administrative Subdivision Plan approval.

## OTHER APPROVALS

8. Before approval of a record plat or any demolition, clearing or grading for the Subject Property, the Applicant must receive Staff certification of this Administrative Subdivision Plan.

## TRANSPORTATION

### Frontage Improvements

9. Before recordation of plat(s), the Applicant must satisfy all necessary requirements of MCDPS to ensure construction of a six-foot-wide (6 ft) sidewalk and six-and-a-half-foot-wide (6.5 ft) buffer along the property frontage on Anderson Street.
10. Before recordation of plat(s), the Applicant must satisfy all necessary requirements of MCDPS to ensure construction of a six-foot-wide (6 ft) sidewalk and nine-foot-wide (9 ft) buffer along the property frontage on Octagon Lane.

## RECORD PLATS

11. There shall be no clearing or grading of the site prior to recordation of plat.

### Easements

12. The record plat must show necessary easements.

## CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN

13. The Certified Administrative Subdivision Plan must contain the following notes:
  - a. *Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Administrative Subdivision Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.*
  - b. *The Applicant must schedule an on-site preconstruction meeting with M-NCPPC inspection staff before any demolition, clearing, or grading occurs on-site. The Applicant, along with their representatives, must attend the pre-construction meeting with the M-*



*NCPPC inspector. A copy of the approved Certified Administrative Subdivision Plan is required to be on-site at all times.*

14. Before submittal of the Certified Administrative Subdivision Plan, the Applicant must make the following changes:
- c. Show resolutions and approval letters on the certified set.
  - d. Include the approved Fire and Rescue Access plan in the certified set.
  - e. Revise the Tree Save Plan to address the comments on the plan.
    - i. Show mitigation for the removal of specimen and significant trees. The tree mitigation plantings must be a minimum size of 3 caliper inches.
    - ii. Move the Limits of Disturbance (LOD) to protect trees on adjacent properties.
    - iii. Provide tree protection measures at the LOD to minimize impacts to the trees.
    - iv. Coordinate with adjacent property owners on tree protection measures or removals, if necessary, on all neighbor-owned or shared trees. The tree protection measures must be signed off on by a licensed tree professional, who will be also required to perform these measures in the field.
    - v. The LOD shown on the Tree Save Plan must be consistent with the LOD on the Final Sedimental Control Plan.



## SECTION 2: SITE DESCRIPTION

### VICINITY

The Subject Property is located at 13305 Octagon Lane, (“Property” or “Subject Property”), in a single-family neighborhood zoned R-90 in the Colesville area within the 1997 *White Oak Master Plan*. The Property is located approximately 345 feet southeast of Octagon Lane’s intersection with Randolph Road, where two bus stops for Metrobus Route M44 are located.

Additionally, the Property is approximately 0.3 miles southeast of Willow Manor at Colesville, a senior-living facility, and the historic Smithville School Museum site. The Subject Property is approximately 0.75 miles east of Colesville Center, a shopping center with grocery store and various restaurants. The Property is just under one mile north of Cannon Road Elementary School and Cannon Road Local Park, and just over one mile west of William Tyler Page Elementary School.

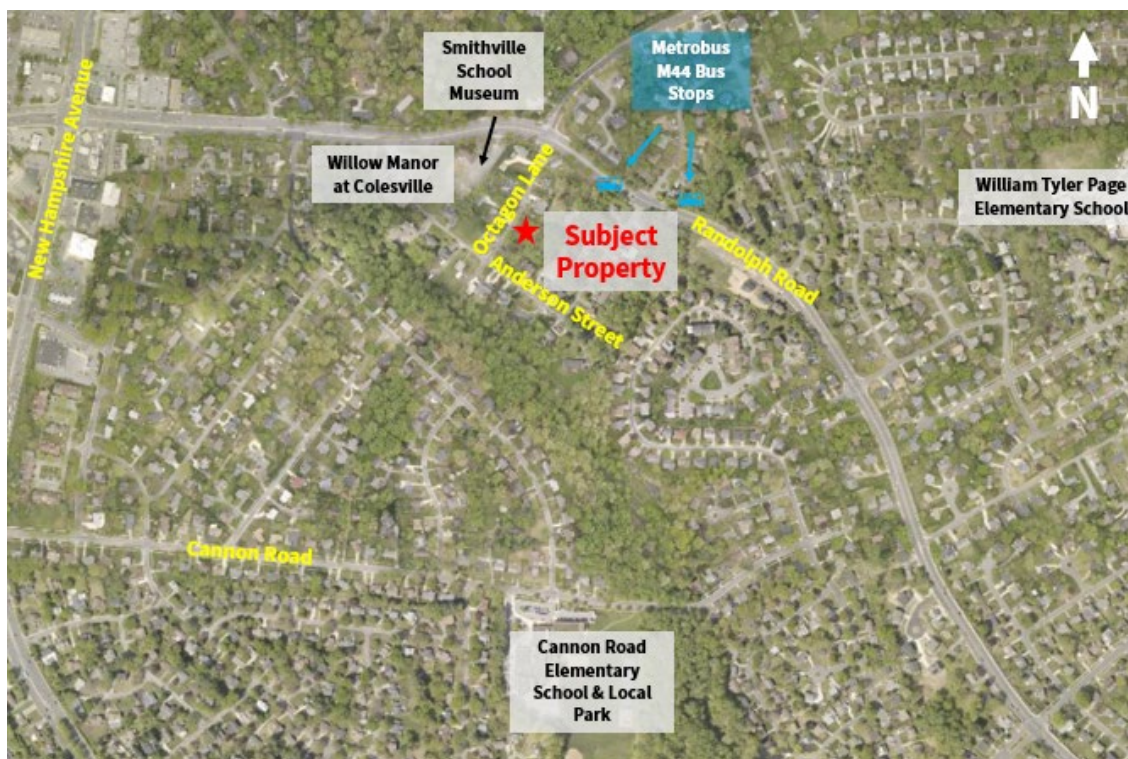


Figure 1 – Vicinity Map

### PROPERTY DESCRIPTION

The Subject Property consists of one recorded lot<sup>1</sup> that is 0.63 acres in size fronting onto Octagon Lane and Anderson Street. The Property is currently developed with one single-family detached house. The Property is bordered by residential properties to the north, east, south, and west. Per the 2024

<sup>1</sup> The Subject Property is recorded as Lot 4, Block D on Plat No. 1887, Colesville Gardens, dated January 1947.



*Complete Streets Design Guide*, Octagon Lane and Anderson Street are both classified as Neighborhood Streets with 50-ft-rights-of-way.



*Figure 2 – Subject Property*



*Figure 3 – Subject Property with Existing House Proposed for Demolition, looking South along Octagon Lane*





*Figure 4 – Subject Property frontage along Anderson Street at its intersection with Octagon Lane, Looking Northeast*



## SECTION 3: PROJECT DESCRIPTION

### PROPOSAL

The Applicant proposes to subdivide a 0.63-acre lot in an R-90 zone into three lots. Following subdivision, the Applicant proposes to demolish the existing single-family residence. The proposal results in the creation of three new lots for three single-family detached residential dwelling units (a net increase of two new residential lots).

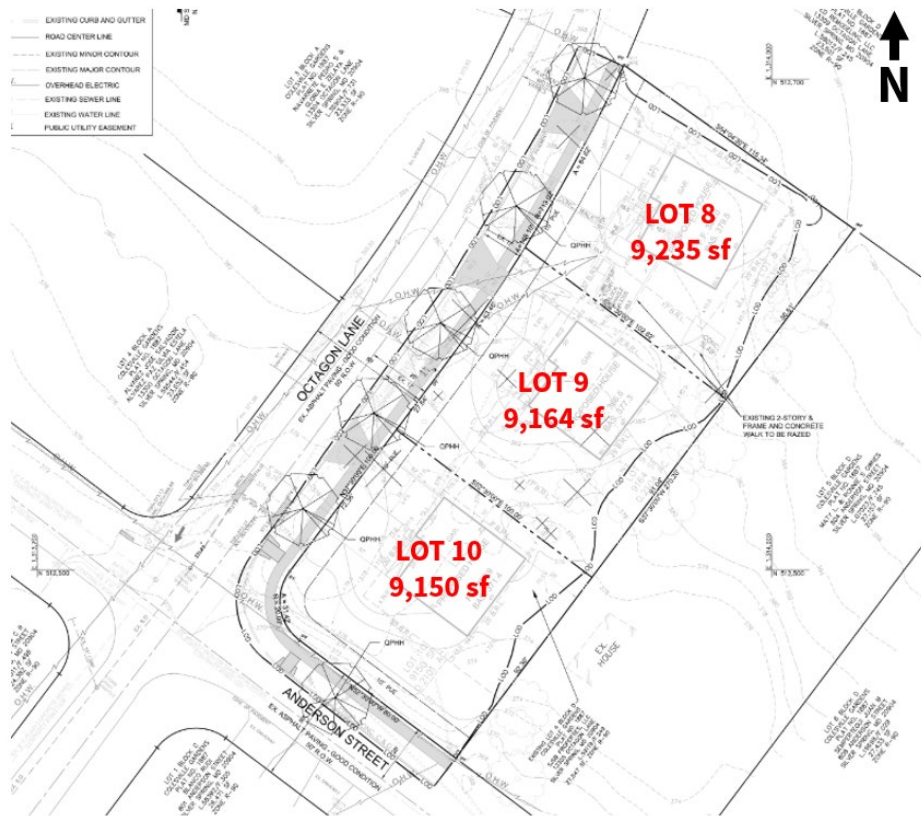


Figure 5 – Proposed Subdivision

### TRANSPORTATION

The Subject Property has frontage on both Octagon Lane and Anderson Street. Vehicular access to the Subject Property is proposed to be provided on Octagon Lane via three new driveway curb cuts with the existing driveway access to be removed. Pedestrian access will be provided via Octagon Lane and Anderson Street. There is no existing sidewalk on either Octagon Lane or Anderson Street. As conditioned, the Applicant will construct a new six-foot-wide (6 ft) sidewalk with a six-and-a-half-foot-



wide (6.5 ft) street buffer along the Property's Anderson Street frontage, and a new six-foot-wide (6 ft) sidewalk with a nine-foot-wide (9 ft) street buffer along the Property's Octagon Lane frontage.

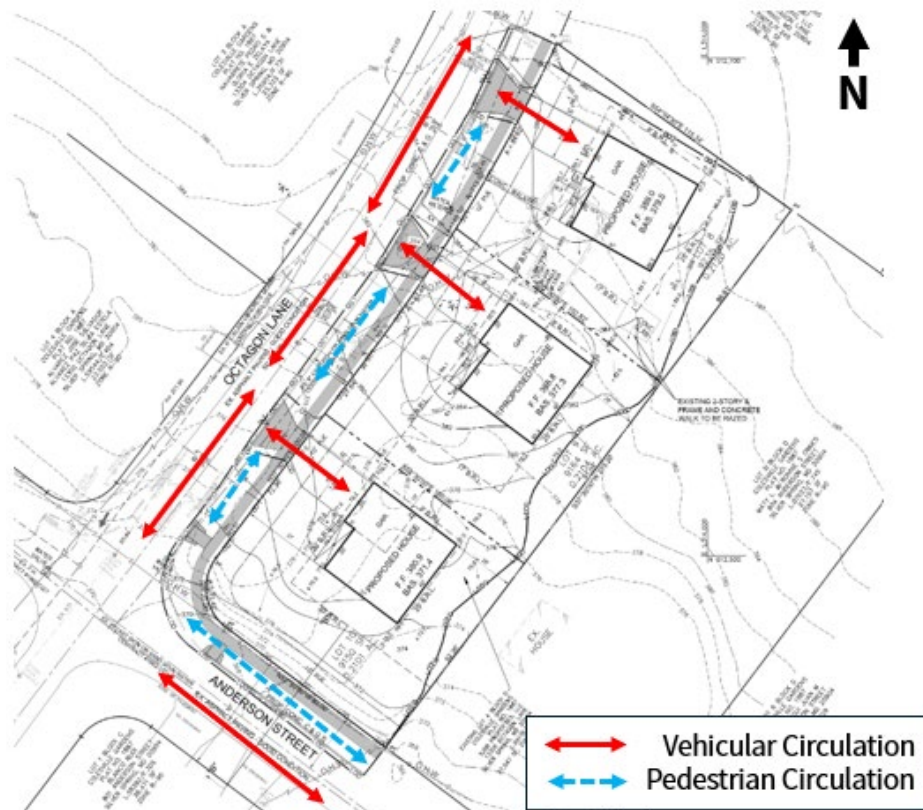


Figure 6 – Site Circulation

## ENVIRONMENT

The Subject Property is located within a developed neighborhood and has no forest, streams, wetlands or associated buffers on it. There are significant and specimen trees on the Property and neighboring properties that will be impacted by the proposed development. Trees will be planted on the Property to mitigate the loss of significant and specimen trees.



## SECTION 4: COMMUNITY OUTREACH

A pre-submittal community meeting is not required for an Administrative Subdivision Plan. However, applicants must post signs on the development site and provide written public notice. An initial notice of the Application was sent to all required parties by the Applicant on September 8, 2023. A second notice of the Application was sent to all required parties on August 11, 2025, in accordance with Section 59.10.01.05 of the Montgomery County Code, which states that if an application is pending for more than one year, the applicant must update the notice list and re-send notice to each party on the updated list before the plan is scheduled for Board action.

Per Section 50.6.3.B.4 of the County Code, the Planning Director may defer an administrative subdivision plan to the Planning Board if they receive an objection that they consider relevant. The objections raised for this Application included the following: neighborhood compatibility, construction impacts, environmental impacts, infrastructure capacity, application noticing, and traffic and parking impacts. Staff addressed the questions, and a summary of the responses are included below.

The Director deferred the administrative subdivision plan to the Planning Board. The following is a summary of the community concerns with a response from Planning Staff. Full comments and letters are attached to this report and can be found in Attachment D.

### CONCERN 1: NEIGHBORHOOD COMPATIBILITY

Staff received public comments stating that the subdivision of the existing property and construction of three new single-family residences (a net increase of two new dwelling units) was incompatible with the existing neighborhood.

As part of the technical review of the Application, Staff evaluated the proposal for compliance with Chapter 50, the Subdivision Regulations, and Chapter 59, the Zoning Ordinance, as outlined in the Findings section of this Staff Report. As a result of that analysis, the Application was found to satisfy the R-90 zone development standards. Site design elements, such as building architecture and driveways, are approved as part of the building permit process and not reviewed as part of the administrative subdivision process. Staff shared the comments regarding these elements with the Applicant for their consideration.

Additionally, the property owner directly east of the Subject Property requested that a landscaped living fence be installed along the eastern property line for privacy. Staff informed the resident that, per Section 59.6.5.2.B. of the Zoning Ordinance, single-family homes in the residential detached zones abutting single-family homes are not subject to screening requirements. Staff shared this request with the Applicant and recommended coordination between the two parties to address the resident's concerns.



## CONCERN 2: CONSTRUCTION IMPACTS

Staff received public comments stating that construction impacts, such as noise and pollution, would be detrimental to the neighborhood. Construction impacts are not reviewed by the Planning Department as part of the Administrative Subdivision. This issue will be addressed by the Montgomery County Department of Permitting Services at time of building permit review.

## CONCERN 3: ENVIRONMENTAL IMPACTS

Staff received public comments about increased stormwater run-off resulting from the construction of three new homes. The comments were shared with the Montgomery County Department of Permitting Services – Water Resources Division. As proposed, the grading on the Subject Property creates a slope from northeast to southwest that is intended to minimize run-off onto the 804 Anderson Street property to the southeast. As part of the review associated with the Application, the Applicant was required to submit a Stormwater Management Concept plan to the Montgomery County Department of Permitting Services – Water Resources Division. That concept plan was approved on August 12, 2025, which states that stormwater will be managed via the use of Environmental Site Design (ESD) practices.

Staff also received comments about the Tree Save Plan associated with the Subject Application. This correspondence noted that the trunks of trees ST-2, ST-3, ST-4, SIT-2 and SIT-3 are not on the Subject Property but are close enough that the Applicant needs to avoid damaging the roots. In the same manner, trees ST-1 and ST-4 are on the property line. The Applicant has revised the plan to reduce disturbance and impacts on trees that are shared or on adjacent properties. Tree protection measures will be provided by a licensed tree professional and no trees on adjacent properties may be removed without the adjacent property owner's permission.

The Greater Colesville Citizens Association (GCCA) also commented on the limits of disturbance (LOD) boundary:

GCCA requests that the line of disturbance (LOD) along the street frontage of Octagon Ln and Anderson St near lots 9 and 10 be changed so that dead and broken trees/tree branches are removed as shown. The property should also be graded down to street level. This grading will also improve line-of-sight from the driveway for lot 10 to the intersection at Anderson St, which is only 60-70 ft away.

Final grading within the right-of-way will be determined at the permitting stage and will be reviewed and approved by the Montgomery County Department of Transportation.

## CONCERN 4: INFRASTRUCTURE CAPACITY

Staff received public comments about the potential impacts to infrastructure, including water, electricity, and waste management services. The Washington Suburban Sanitary Commission (WSSC)



performed a top-level hydraulic review of the proposed subdivision, which were determined to have capacity because the existing water and sewer mains within Octagon Lane are at least eight inches in diameter. Through the review of this application, adequate public facilities exist to support and service the Property in accordance with Section 50.4.3.J of the Subdivision Regulations as discussed in the findings section of this staff report.

#### CONCERN 5: APPLICATION NOTICING

Staff received comments about the application noticing, including a concern about the date neighbors received notice about the application, September 8, 2023, which was before the formal application acceptance date of February 7, 2024.

In response to this concern, Staff explained that the original September 2023 application notice was issued in error. The acceptance of the plan was delayed due to Forest Conservation submittal requirements not being satisfied. A second notice of the Application was sent to all required parties on August 11, 2025, in accordance with Section 59.10.01.05 of the County Code, which states that if an application is pending for more than one year, the applicant must update the notice list and re-send notice to each party on the updated list before the plan is scheduled for Board action.

As of the date of this Staff Report, the application has satisfied all noticing requirements.

#### CONCERN 6: TRAFFIC AND PARKING IMPACTS

Staff received public comments about traffic impacts generated by the proposed development, including an increased demand for more street parking on Octagon Lane. To mitigate these anticipated impacts, the letter writers requested that the Planning Board take any action possible to ensure future residents and visitors park within their driveways and do not park on the street.

As previously discussed, site design elements, such as architecture and driveways, are shown illustratively on the Administrative Subdivision with final approval granted through the building permit process. As currently proposed, the new houses will have adequate driveways and parking garages to meet the parking requirements for single-family homes as defined in Section 59.6.2.4 of the Zoning Ordinance. As it exists today, no formal parking restrictions currently exist along the Subject Property's frontage.

## SECTION 5: ADMINISTRATIVE SUBDIVISION PLAN 620230160 FINDINGS AND ANALYSIS

### APPLICABILITY, SECTION 50.6.1 OF THE SUBDIVISION ORDINANCE

The Application meets the criteria for the Administrative Subdivision process per Section 50.6.1.C as demonstrated below:



**C) Subdivision for creation of certain residential lots. Up to 3 lots for detached houses may be created in any residential or rural residential zone under these procedures if:**

**1. The lots are approved for the standard method of development;**

The lots were submitted and are approved for standard method development in the R-90 zone.

**2. Written approval for any proposed well and septic area is received from the Department of Permitting Services, Well and Septic Section before approval of the plat;**

The lots will not be served by wells or septic areas, as the Property is served by public water and sewer service and is designated in the W-1 and S-1 categories.

**3. Any required road dedications and associated public utility easements are shown on the plat and the Applicant provides any required improvements;**

No additional right-of-way is necessary as the master planned right-of-way has been achieved. The Applicant will coordinate with County agencies to ensure that any necessary public utility easements are shown on the plat.

**4. The requirements for adequate public facilities under Section 4.3.J are satisfied before approval of the plat; and**

Adequate public facilities exist to support and service the Property in accordance with Section 50.4.3.J of the Subdivision Regulations as discussed in the findings below.

**5. Forest conservation, stormwater management, and environmental protection requirements are satisfied before approval of the plat.**

As further discussed in the findings section, all forest conservation and environmental protection requirements are satisfied through Forest Conservation Plan Exemption No. 42022117E.

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**FINDINGS REQUIRED BY SECTION 50.6.3.C, INCLUDING TECHNICAL REVIEW CRITERIA OF SECTION 50.4.3 OF THE SUBDIVISION ORDINANCE**

**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.**



**a) *The block design is appropriate for the development or use contemplated***

The Project does not propose any new residential blocks. The proposed subdivision is within an existing residential neighborhood with an established street grid and block design.

**b) *The lot design is appropriate for the development or use contemplated***

The Application proposes to create three (3) new lots for three residential detached dwellings (two net new dwelling units) in an existing community. The proposed development is consistent with the character of the existing neighborhood. The proposed lots are compatible with the existing residential development when considering the proposed lot size, arrangement, and setbacks.

**c) *The Administrative Subdivision Plan provides for required public sites and adequate open areas***

**i. *Master Planned Sites***

The Subject Property has not been identified in the Master Plan for a required public site. Adequate open area in the rear of the proposed lots is based on the requirements of front, rear, and side yard setbacks.

**ii. *Local Recreation***

Local recreation improvements are not required of this Application.

**iii. *Transportation and Utilities***

The Proposal meets transportation and utility requirements, as described within agency approval letters and the Findings section of this Staff Report.

**d) *The Lot(s) and Use comply with the basic requirements of Chapter 59***

The Project will create three (3) lots for single-family detached residential use while utilizing the existing street frontage for ingress and egress. The Administrative Subdivision Plan meets the dimensional requirements for the R-90 zone as specified in the Zoning Ordinance and as shown in Table 1 below, in relation to maximum density, building height, and minimum setbacks. Additionally, the Application must provide the minimum required amount of parking spaces associated with the proposed use based on the number of residential dwelling units. Further discussion on circulation is provided in the subsequent report section.



Table 1 –Development Standards for the R-90 Zone

Development Standard	Permitted/ Required	Proposed Lot 8	Proposed Lot 9	Proposed Lot 10
Tract Area – (27,558 sq. ft.)	n/a			
Density (units/acre)	4.84	4.72	4.75	4.76
Minimum Lot Area	9,000 sq. ft.	9,235 sq. ft.	9,164 sq. ft.	9,150 sq. ft.
Width at Front lot line	25 feet	≥25 feet	≥25 feet	≥25 feet
Width at Front Building line	75 feet	≥75 feet	≥75 feet	≥75 feet
Maximum Lot Coverage	30%	≤30%	≤30%	≤30%
Principal Building setbacks				
<i>Front</i>	30 feet	≥30 feet	≥30 feet	≥30 feet
<i>Side</i>	8 feet	≥8 feet	≥8 feet	≥8 feet
<i>Sum of Side</i>	25 feet	≥25 feet	≥25 feet	≥25 feet
<i>Rear</i>	25 feet	≥25 feet	≥25 feet	≥25 feet
Principal Building height	35 feet	≤35 feet	≤35 feet	≤35 feet
Vehicle Parking Spots	2.00	4.00	4.00	4.00

**2. The Administrative Subdivision Plan substantially conforms to the Master Plan.**

**a) Land Use**

The Subject Property is part of the 1997 *White Oak Master Plan*. While the Master Plan does not include specific language for the Subject Property, the proposed subdivision supports the high-level vision of the Plan, which states, “This master plan envisions the area remaining residential in nature. In-fill development will follow the established residential pattern” (p.13). The proposed three new detached houses in an existing single-family neighborhood are consistent with the Master Plan recommendation to “[e]ncourage compatibility with surrounding neighborhoods when infill residential development occurs on undeveloped lots that are five acres or less in size and are located within existing residential neighborhoods of single-family detached housing” (p. 18). The new lots are of a sufficient size to support the new detached structures while maintaining compatibility with the surrounding neighborhood.

**b) Environment**

The Master Plan includes environmental goals for the areas to “Protect and enhance the *White Oak Master Plan* area’s natural resources for the enjoyment of residents and sustain a stable and healthy biological environment for native plant and animal



populations” (p. 80). The Application protects several existing trees, mitigates additional trees that will be lost within the property, and manages stormwater runoff using ESD practices within the Property, advancing these Master Plan goals.

**c) *Transportation***

There are no specific transportation recommendations in the 1997 *White Oak Master Plan* for Octagon Lane or Anderson Street. Therefore, the proposed project conforms to the Master Plan.

**3. *Public facilities will be adequate to support and service the area of the subdivision.***

**a) *Roads and other Transportation Facilities***

**i. *Existing Facilities***

Octagon Lane and Anderson Street are both classified as Neighborhood Streets and are two-lane roads that run along the Property’s frontages. The existing right-of-way on both roads is 50 feet. There are no sidewalks along either side of Octagon Lane or Anderson Street.

**ii. *Proposed public transportation infrastructure***

As conditioned, and consistent with the 2024 *Complete Streets Design Guide*, a six-foot-wide sidewalk will be constructed, along with a six-and-a-half-foot-wide street buffer along the Subject Property frontage on Anderson Street, and a six-foot-wide sidewalk with a nine-foot-wide buffer along the Octagon Lane frontage.

Additional right-of-way dedication is not required along the Property frontages (Octagon Lane and Anderson Street).

**iii. *Proposed private transportation infrastructure***

This Project does not propose any private transportation infrastructure.

**b) *Local Area Transportation Review (LATR)***

The Project generates fewer than 50 net new person trips<sup>2</sup> in the morning and evening peak hours. As a result, the application is not subject to further review under the Local Area Transportation Review (LATR).

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<sup>2</sup> The Application was accepted on February 7, 2024, and was therefore subject to the 2020-2024 Growth and infrastructure Policy (GIP), for which an LATR study threshold was 50 or more net new person trips. Per Council Resolution 20-651, the 2024-2028 GIP applies to any application that requires a finding of Adequate Public Facilities accepted on or after January 1, 2025.



**c) Schools**

*School Adequacy Test*

The proposed Administrative Subdivision is subject to the Updated FY25 Annual School Test, approved by the Planning Board on December 19, 2024, and effective January 1, 2025.

The Project is served by Cannon Road Elementary School, Francis Scott Key Middle School, and Springbrook High School. Based on the Updated FY25 Annual School Test results, the student enrollment and capacity projections of these schools in the Updated FY2025 Annual School Test, which evaluates adequacy for the 2028-2029 school year, are noted in the following table:

*Table 2 – Updated FY25 Annual School Test Projections (2028-2029 School Year)*

<b>School</b>	<b>Program Capacity</b>	<b>Enrollment</b>	<b>% Utilization</b>	<b>Surplus/ Deficit</b>
Cannon Road Elementary School	448	461	102.9%	-13
Francis Scott Key Middle School	952	1,042	109.5%	-90
Springbrook High School	2,117	1,833	86.6%	+284

The school adequacy test determines the extent to which an applicant is required to make a Utilization Premium Payment (UPP) based on each school's adequacy status and ceilings, as determined in the Annual School Test. Under the Updated FY25 Annual School Test, Cannon Road Elementary School, Francis Scott Key Middle School, and Springbrook High School do not require any UPP as identified in Table 3.

*Table 3 – Updated FY25 Annual School Test Results*

<b>School</b>	<b>Adequacy Status</b>	<b>Tier 1 Adequacy Ceiling</b>	<b>Tier 2 Adequacy Ceiling</b>	<b>Tier 3 Adequacy Ceiling</b>
Cannon Road Elementary School	No UPP	61	79	144
Francis Scott Key Middle School	No UPP	30	101	244
Springbrook High School	No UPP	444	708	1,025



Based on the school capacity analysis performed and summarized in this section, using the Updated FY25 Annual School Test, this application for three (3) dwelling units does not require a Utilization Premium Payment.

***d) Other Public Facilities and Services***

The Property is served by public water and sewer and is classified in the W-1 and S-1 categories, which will be adequate to serve the proposed subdivision. Dry utilities including electricity, gas, and telephone are also available to the Property. Other utilities, public facilities and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the 2024-2028 Growth and Infrastructure Policy.

***4. All Forest Conservation Law, Chapter 22A requirements are satisfied.***

The Application satisfies all of the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and is in compliance with the Montgomery County Planning Department's Environmental Guidelines.

The Property is subject to Montgomery County Forest Conservation Law, Chapter 22A of the County Code, but is exempt from the requirements to submit a Forest Conservation Plan. Forest Conservation Exemption No. 42022117E was confirmed on June 30, 2022 per Section 22A- 5(s)(2) for an activity occurring on a tract of land that is less than 1 acre because the Property is not located within the Commercial Residential (CR) zone classification, the development would not result in the clearing of more than a total of 20,000 square feet of existing forest, or any existing specimen or champion tree, the development would not result in a reforestation requirement that exceeds 10,000 square feet, would not result in development within an environmental buffer, except for the allowable uses stated in the environmental guidelines, and preserves forest in any on-site floodplains, stream buffers, steep slopes, critical habitats, and areas designated as priority save areas in a master plan or functional plan. Because the plan proposes an activity or development that would be exempt under Section 22A-5, and that would impact a significant, specimen, or champion tree, Forest Conservation Exemption No. 42022117E requires a Tree Save Plan with mitigation plantings for significant and specimen trees shown as removed. A Tree Save Plan was submitted with Administrative Subdivision No. 620230160 and will be revised to include additional tree protection measures before submittal of the Certified Administrative Subdivision Plan.

***5. All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied.***



The Application received approval of a Stormwater Management Concept Plan from the MCDPS, dated August 12, 2025, per Chapter 19 of the County Code. The SWM Concept Plan demonstrates that stormwater will be managed through ESD practices. There are no additional environmental protection requirements to be met.

- 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.***

Not applicable to this Property because the Applicant does not have actual or constructive notice of a burial site nor is the Property included in the Montgomery County Cemetery Inventory.

- 7. *Any other applicable provisions specific to the property and necessary for approval of the subdivision is satisfied.***

No other provisions apply to the Subdivision.

## SECTION 6: CONCLUSION

The Administrative Subdivision meets the requirements of Section 50.6.3.C, the technical requirements of Section 50.4.3 of the Subdivision Regulations, and the applicable requirements of Section 50.6.1.C. The lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conform to the recommendations of the 1997 *White Oak Master Plan*. Access and public facilities will be adequate to serve the proposed lots, and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

### ATTACHMENTS

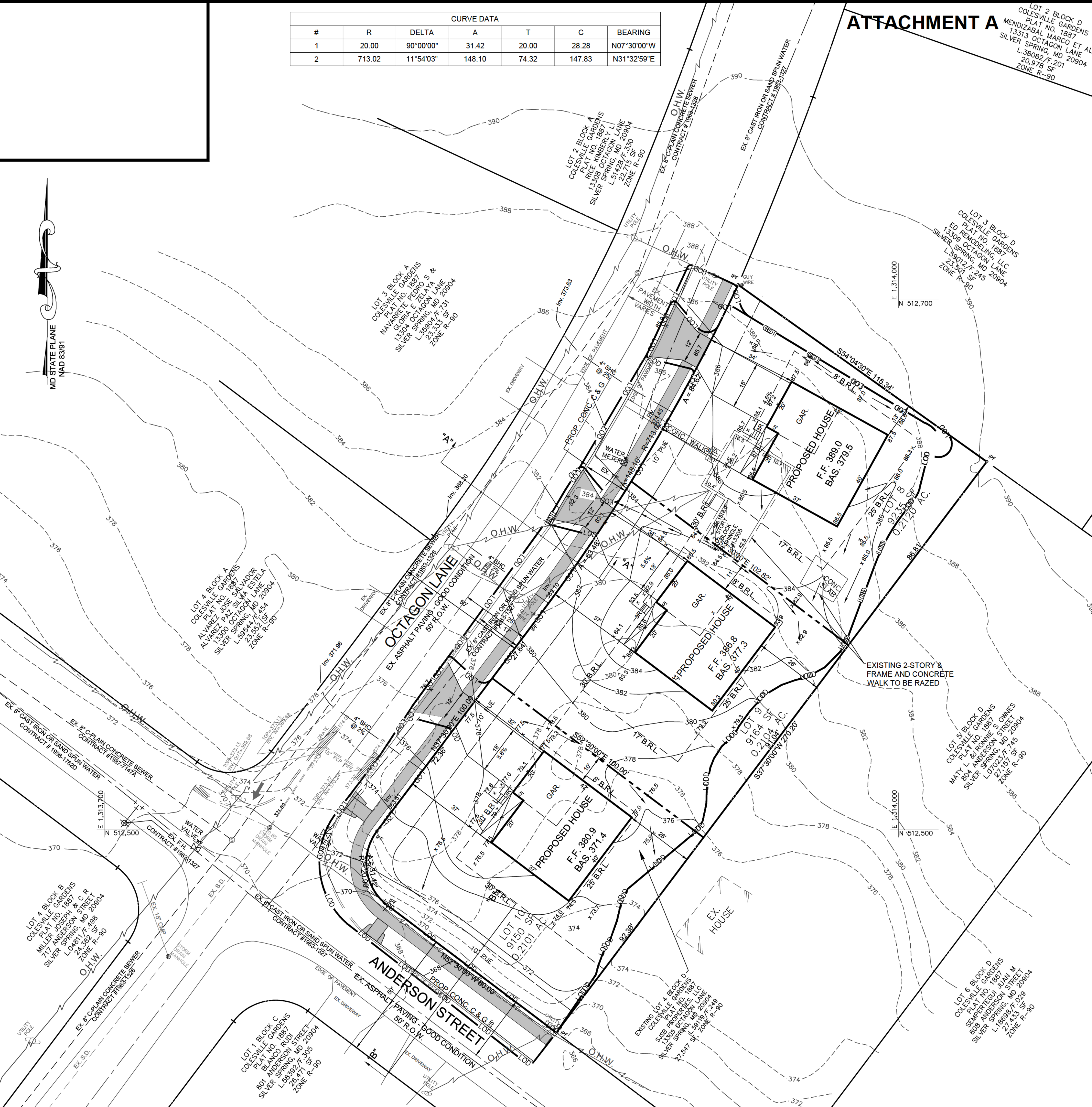
*Attachment A: Administrative Subdivision Plan*

*Attachment B: Agency Letters*

*Attachment C: Forest Conservation Exemption*

*Attachment D: Community Correspondence*





CURVE DATA						
#	R	DELTA	A	T	C	BEARING
1	20.00	90°00'00"	31.42	20.00	28.28	N07°30'00"W
2	713.02	11°54'03"	148.10	74.32	147.83	N31°32'59"E

## ATTACHMENT A

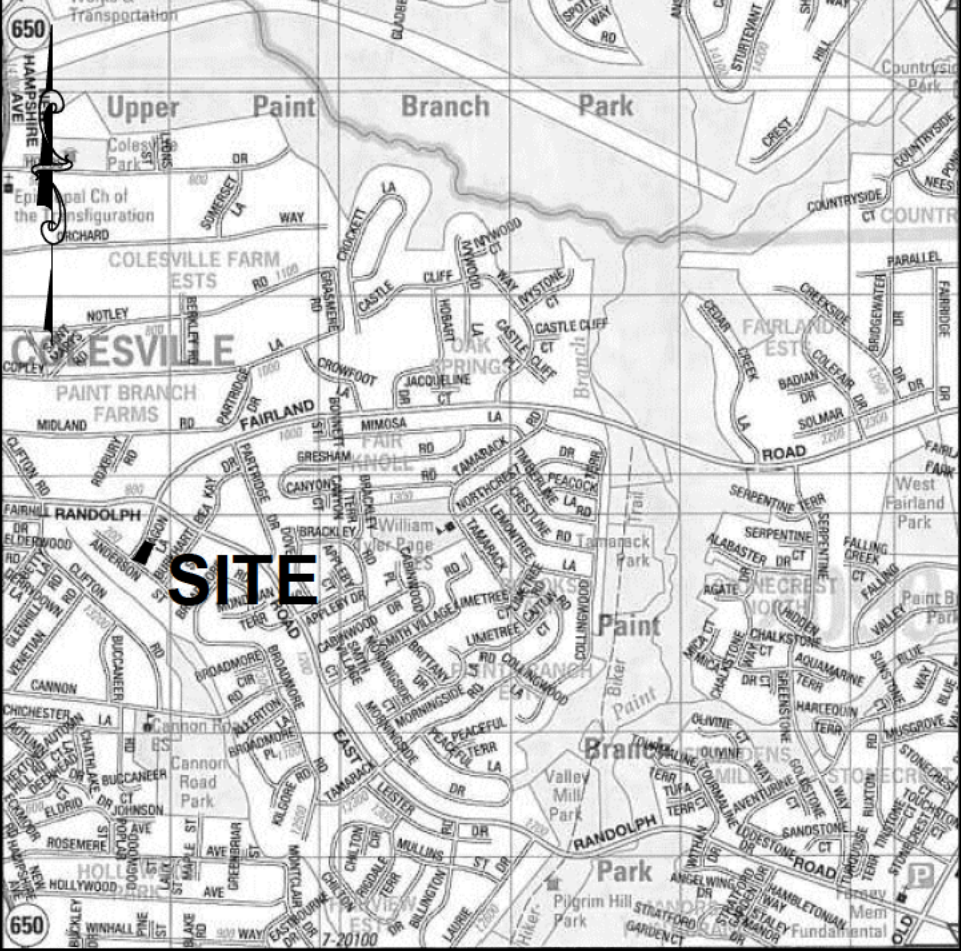
### PRELIMINARY PLAN NOTES:

- Address : 13305 OCTAGON LANE  
SILVER SPRING MARYLAND 20904
- Owner Name: SJSB PROPERTIES
- Lot Area: 27,547 S.F. OR 0.6324 Ac.
- Legal Description: COLESVILLE GARDENS, L: 59119, F: 249
- Existing Use: Residential
- Proposed Use: Residential
- Tax Map: JR61
- Tax ID No.: 00280074
- Election District Number: 05
- Zoning: R-90
- WSSC Grid: 217NE01
- Water and sewer service to be provided by WSSC.
- Electric service is provided by PEPCO.
- Gas service is provided by WASHINGTON GAS.
- WSSC Water Category: W-1
- WSSC Sewer Category: S-1
- Historic Site: No
- Special Protection Area: No
- Watershed: ANACOSTIA RIVER
- An on-site pre-construction meeting is required to be set up with the MNCPPC inspection staff before any demo, clearing, or grading occurs on-site. The owner or designee who has signature authority, and the general contractor must attend the pre-construction meeting with the MNCPPC inspector. A copy of the approved Certified Preliminary Plan is required to be on-site at all times. To schedule an inspection with MNCPPC staff, please contact Josh Kaye at 301-495-4722.
- Topographic information taken from a plan prepared by: Deetec Engineers & Surveyors, Dated: 02/06/2021
- This plan is prepared without the benefit of a title report. Property is subject to any and all easements and restrictions of record.

### ZONING DATA

STANDARD	REQUIRED	PROPOSED		
		LOT-8	LOT-9	LOT-10
MIN. LOT SIZE	9,000 sq.ft.	9,235 sq.ft.	9,164 sq.ft.	9,150 sq.ft.
MIN. LOT WIDTH AT FRONT BUILDING AT STREET	75ft. at front building line 25 ft. at street line	85 ft.	91 ft.	92 ft.
MIN. SETBACK FROM ROW (FRONT)	30 ft. *	30.0 ft.	30.0 ft.	30.0 ft.
MIN. SETBACK FROM ADJOINING LOT ONE SIDE	8 ft.	8.0 ft.	8.0 ft.	8.0 ft.
SUM OF BOTH SIDES REAR	25 ft.	25.0 ft.	25.0 ft.	25.0 ft.
MAX. BUILDING HEIGHT	35 ft. to roof peak			
MAX. % BUILDING COVERAGE	30% inc. accessory buildings	20.7%	20.7%	20.3%

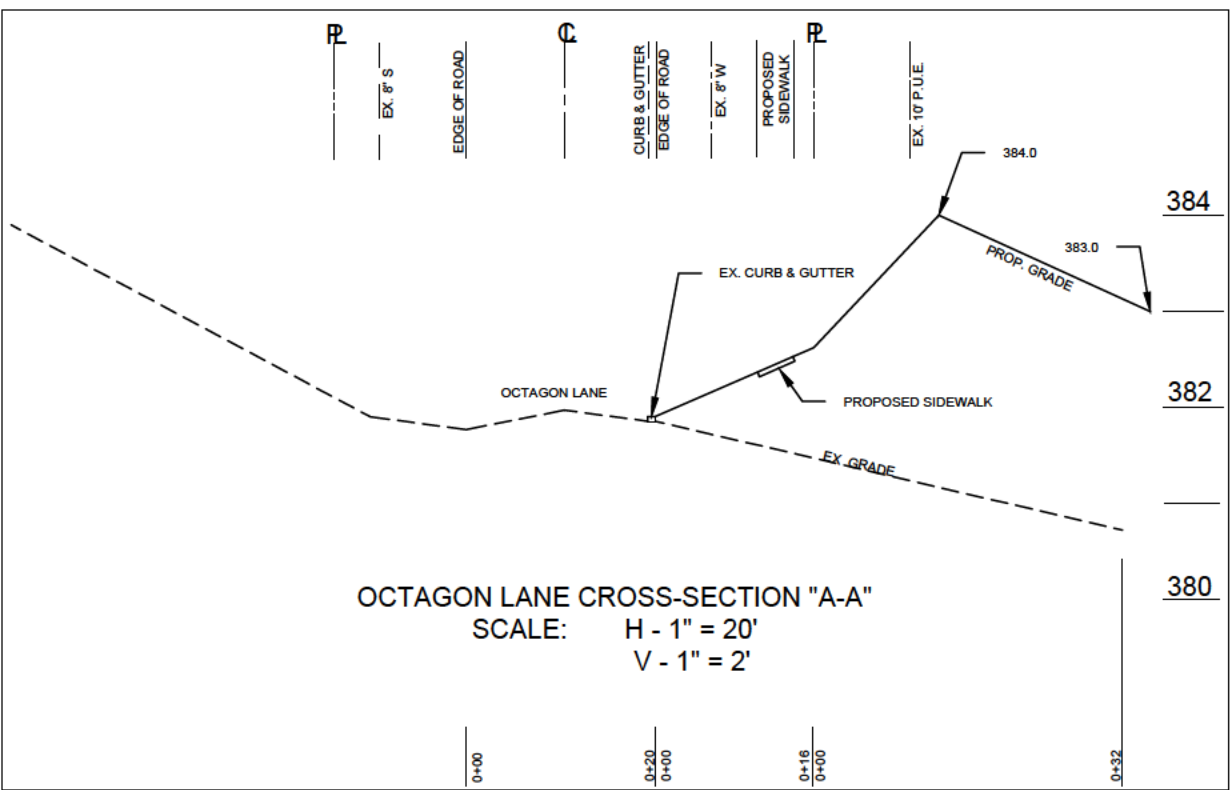
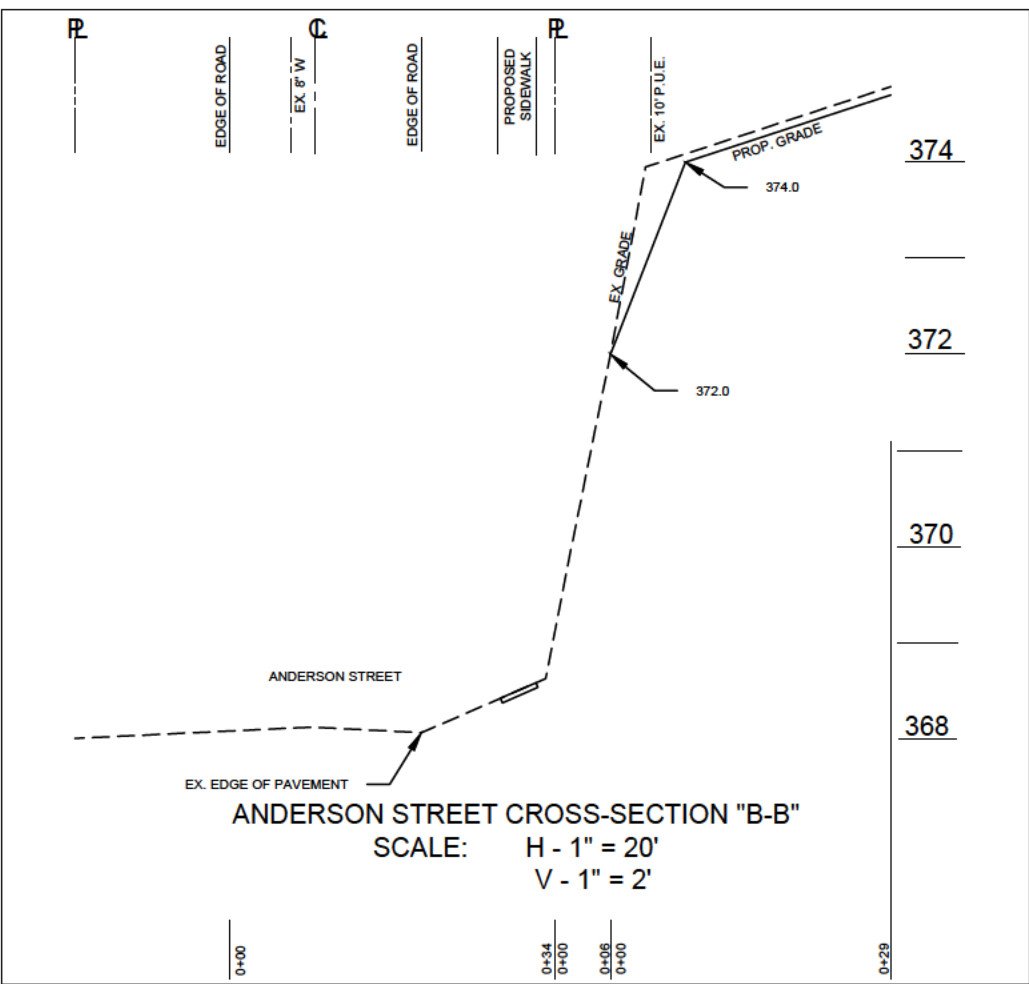
\* Per Section 4.4.1.A, the Minimum Front Setback = 30' or Established Building Line (EBL), whichever is greater. The EBL will be determined by DPS at permitting.



### VICINITY MAP

SCALE: 1"=2000'  
MO CO ADC MAP #5167, GRID A-9

UNLESS SPECIFICALLY NOTED ON THIS DRAWING OR IN THE PLANNING BOARD APPROVAL CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, AND SITE CIRCULATION SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF ISSUANCE OF BUILDING PERMITS. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD APPROVAL.



### LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- BRL
- I.P.F. IRON PIPE FOUND
- EXISTING CURB AND GUTTER
- ROAD CENTER LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- OVERHEAD ELECTRIC
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASEMENT

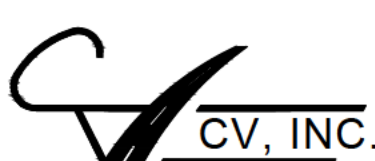
### OWNER / APPLICANT:

SJSB PROPERTIES  
14904 MERIWETHER DRIVE  
GLENELG, MARYLAND 21737  
PHONE NUMBER: (240) 543-5194  
CONTACT: MR. MATEEN BHATTI

REV. NO.	DESCRIPTION	DATE

### PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 200501. EXPIRATION DATE: 09/01/25



610 PROFESSIONAL DRIVE, #108  
GAITHERSBURG, MARYLAND 20879  
PHONE: (301) 637-2510  
www.cvinc.com

PROJECT: 13305 OCTAGON LANE  
ADMINISTRATIVE SUBDIVISION PLAN  
APPLICATION NUMBER 620230180  
LOTS 8, 9, AND 10 BLOCK "D"  
A RESUBDIVISION OF LOT 4 BLOCK "D"  
COLESVILLE GARDENS  
PLAT NO. 1887  
SILVER SPRING (5TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

### PROJECT NO.

20211043

### SCALE: AS SHOWN

DATE: 02/05/2025

DRAWN BY: AN

CHECKED BY: MT

SHEET 1 OF 1



## ATTACHMENT B



### DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

August 12, 2025

Mr. Chinmay Vyas, PE  
CV, Inc.  
610 Professional Drive  
#108  
Gaithersburg, Maryland 20879

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
13305 Octagon Lane - Colesville Gardens  
Preliminary Plan #: 620230160  
SM File #: 292805  
Tract Size/Zone: 27547 Sq Ft/R-90  
Total Concept Area: 31379 Sq Ft  
Lots/Block: 4/Block D  
Parcel(s): N/A  
Watershed: Paint Branch/ Use III  
Redevelopment (Yes/No): No

Dear Mr. Vyas:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is found to be in general conformance with Stormwater Management requirements and is **acceptable**. The plan proposes to meet required stormwater management goals via the use of ESD practices. Stormwater requirements for disturbance in the right-of-way should be accomplished via compensation of the subject lots at the time of detailed plan review.

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.

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 will be determined at the time of detailed plan review.



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



## ATTACHMENT B

*Mr. Chinmay Vyas, P.E.*

*8/12/2025*

*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 Alex Weintraub at 240-777-6356.

Sincerely,



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

cc: Neil Braunstein  
SM File # 292805

Lot 8: ESD: Required/Provided 332 cf / 364 cf  
PE: Target/Achieved: 1.6"/1.6"  
STRUCTURAL: N/A cf  
WAIVED: N/A cf.

Lot 9: ESD: Required/Provided 333 cf / 364 cf  
PE: Target/Achieved: 1.6"/1.6"  
STRUCTURAL: N/A cf  
WAIVED: N/A cf.

Lot 10: ESD: Required/Provided 333 cf / 441 cf  
PE: Target/Achieved: 1.6"/1.6"  
STRUCTURAL: N/A cf  
WAIVED: N/A cf.

ROW: ESD: Required/Provided 379 cf / 174 cf  
PE: Target/Achieved: 1.6"/0.73"  
STRUCTURAL: N/A cf  
WAIVED: N/A cf



# ATTACHMENT B



## DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

August 14, 2025

Ms. Erin Fowler, Planner II  
Mid County Planning Division  
The Maryland-National Capital  
Park & Planning Commission (M-NCPPC)  
2425 Reedie Drive,  
Wheaton, MD 20902

RE: Administrative Subdivision Plan Letter  
Administrative Subdivision Plan No. 620230160  
Colesville Gardens

Dear Ms. Fowler:

We completed our review of the Administrative Subdivision Plan uploaded to eplans on July 29, 2025, and it was reviewed by the Development Review Committee at its February 27, 2024, meeting. This project is tentatively scheduled for the September 11, 2025, Planning Board meeting. We recommend approval of the plan, subject to the following comments:

### **Significant Plan Comments**

1. Octagon Lane:
  - a. Per Complete Street Design Guidelines (CSDG), this roadway is classified as a Neighborhood Street with a minimum 50-ft right-of-way.
  - b. We **agree** with the roadway section along the site frontage as shown on the plan.
2. Anderson Street:
  - a. Per Complete Street Design Guidelines (CSDG), this roadway is classified as a Neighborhood Street with a minimum 50-ft right-of-way.
  - b. We **agree** with the roadway section along the site frontage as shown on the plan.
3. The applicant will be required to dedicate right-of-way, per standard truncation, at the eastern corner of the Octagon Lane/Anderson Street intersection as shown on the plan.

### **Office of the Director**

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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*



Ms. Erin Fowler  
Administrative Subdivision Plan No. 620230160  
August 14, 2025  
Page 2

**Standard Plan Review Comments**

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans, or site plans should be submitted to the MCDPS in the package for record plats, storm drain, grading, paving plans, or application for an access permit. Include this letter and all other correspondence from this department.
2. The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan.
3. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference.
4. Trees in county right of way—spacing and species must follow the applicable MCDOT standards. Tree planting within the public right of way must be coordinated with the MCDPS Right-of-Way Plan Review Section.
5. The Developer shall provide Erosion and sediment control measures as required by Chapter 19 and on-site stormwater management where applicable (at no cost to the County) at locations deemed necessary by the MCDPS and will comply with their specifications. Erosion and sediment control measures are to be built prior to the construction of streets, houses, and/or site grading. They are to remain in operation (including maintenance) as long as the MCDPS deems them necessary.
6. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - a. Paving, curbs, gutters, sidewalks, trees and handicap ramps (if any) along Octagon Lane and Anderson Street. Handicap ramp locations (if any) will be determined at the permit stage.

**NOTE: the Public Utilities Easement should be graded on a side slope not exceeding 4:1.**

- b. Permanent monuments and property line markers, as Section 50.4.3(G) of the Subdivision Regulations.
- c. The developer shall provide street lights according to the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.



## ATTACHMENT B

Ms. Erin Fowler  
Administrative Subdivision Plan No. 620230160  
August 14, 2025  
Page 3

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Billy Whelan, our Development Review Engineer, at [william.whelan@montgomerycountymd.gov](mailto:william.whelan@montgomerycountymd.gov) or (240) 777-2194.

Sincerely,

*William Whelan*

William Whelan, Engineer III  
Development Review Team  
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\WhelanW\620230160 Colesville Gardens - MCDOT Review Letter 081425.docx

Attachment: Sight Distance Form

cc: Sharepoint Correspondence Folder FY26

cc-e: Michael Thomas	CV Inc.
Amy Lindsey	MNCPPC
Sam Farhadi	MCDPS RWPR





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

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**DATE:** 01-Aug-25  
**TO:** Chinmay Vyas-cvyas@cvinc.com  
CV, Inc.  
**FROM:** Marie LaBaw  
**RE:** Colesville Gardens  
620230160

---

## **PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **01-Aug-25**. 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.



CURVE DATA						
#	R	DELTA	A	T	C	BEARING
1	20.00	90°00'00"	31.42	20.00	28.28	N07°30'00"W
2	713.02	11°54'03"	148.10	74.32	147.83	N31°32'59"E

LOT 2 BLOCK A  
COLESVILLE GARDENS  
PLAT NO. 1887  
13305 OCTAGON LANE  
SILVER SPRING, MD 20904  
L-38082/F-201  
20,978 SF  
ZONE R-90

LOT 3 BLOCK A  
COLESVILLE GARDENS  
PLAT NO. 1887  
13305 OCTAGON LANE  
SILVER SPRING, MD 20904  
L-38082/F-201  
20,978 SF  
ZONE R-90

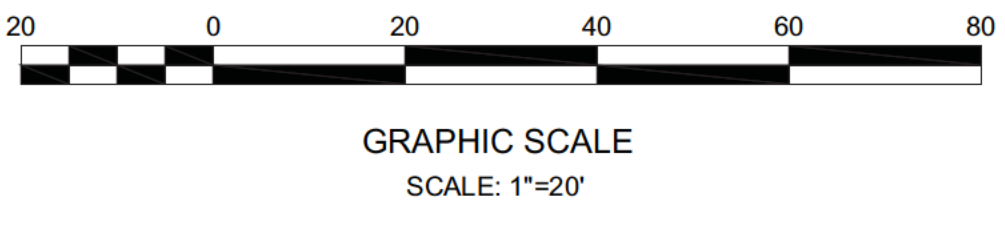
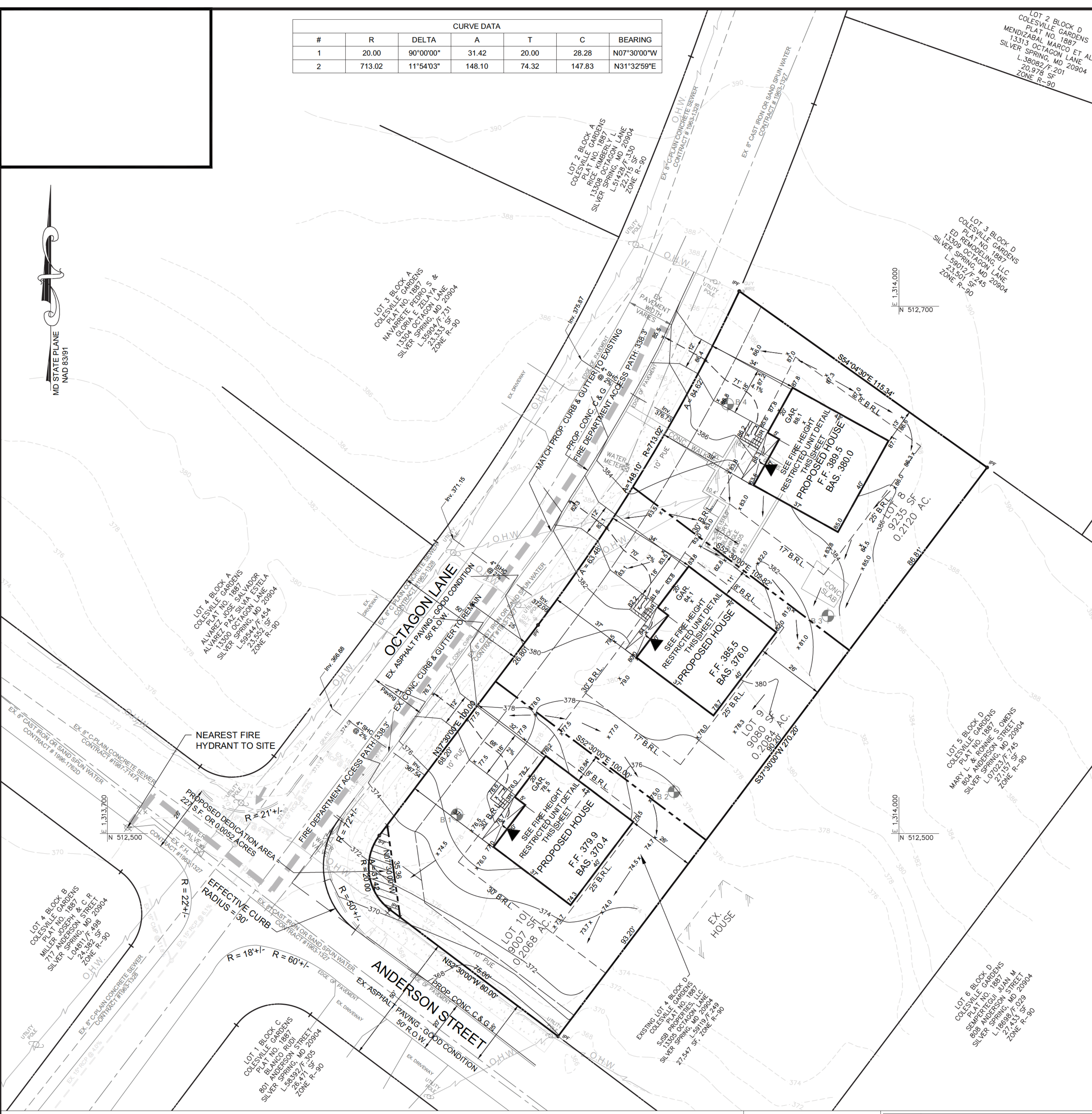
LOT 3 BLOCK D  
COLESVILLE GARDENS  
PLAT NO. 1887  
13305 OCTAGON LANE  
SILVER SPRING, MD 20904  
L-38082/F-201  
20,978 SF  
ZONE R-90

LOT 2 BLOCK D  
COLESVILLE GARDENS  
PLAT NO. 1887  
13313 OCTAGON LANE  
SILVER SPRING, MD 20904  
L-38082/F-201  
20,978 SF  
ZONE R-90

LOT 5 BLOCK D  
COLESVILLE GARDENS  
PLAT NO. 1887  
13305 OCTAGON LANE  
SILVER SPRING, MD 20904  
L-38082/F-201  
20,978 SF  
ZONE R-90

LOT 6 BLOCK D  
COLESVILLE GARDENS  
PLAT NO. 1887  
13305 OCTAGON LANE  
SILVER SPRING, MD 20904  
L-38082/F-201  
20,978 SF  
ZONE R-90

LOT 1 BLOCK C  
COLESVILLE GARDENS  
PLAT NO. 1887  
13305 OCTAGON LANE  
SILVER SPRING, MD 20904  
L-38082/F-201  
20,978 SF  
ZONE R-90



OWNER / APPLICANT:  
SJSB PROPERTIES  
14904 MERIWETHER DRIVE  
GLENELG, MARYLAND 21737  
  
PHONE NUMBER: (240) 543 5194  
CONTACT: MR. MATEEN BHATTI

REV. NO.	DESCRIPTION	DATE

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT  
THESE DOCUMENTS 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. 200501.  
EXPIRATION DATE: 09/01/25



**CV, INC.**  
610 PROFESSIONAL DRIVE, #108  
GAITHERSBURG, MARYLAND 20879  
PHONE: (301) 637 2510  
www.cvinc.com

PROJECT: 13305 OCTAGON LANE  
**FIRE DEPARTMENT ACCESS PLAN**  
APPLICATION NUMBER 620230160  
LOTS 8, 9, AND 10 BLOCK "D"  
A RESUBDIVISION OF LOT 4 BLOCK "D"  
**COLESVILLE GARDENS**  
PLAT NO. 1887  
SILVER SPRING (5TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

PROJECT NO.  
20211043  
  
SCALE: AS SHOWN  
DATE: 08/01/2025  
DRAWN BY: AN  
CHECKED BY: MT  
SHEET 1 OF 1

PRELIMINARY PLAN NOTES:

- Address : 13305 OCTAGON LANE  
SILVER SPRING MARYLAND 20904
- Owner Name: SJSB PROPERTIES
- Lot Area: 27,547 S.F. OR 0.6324 Ac.
- Legal Description: COLESVILLE GARDENS, L: 59119, F: 249
- Existing Use: Residential
- Proposed Use: Residential
- Tax Map: JR61
- Tax ID No.: 00280074
- Election District Number: 05
- Zoning: R-90  
217NE01
- WSSC Grid:
- Water and sewer service to be provided by WSSC.
- Electric service is provided by PEPCO.
- Gas service is provided by WASHINGTON GAS.
- WSSC Water Category: W-1
- WSSC Sewer Category: S-1
- Historic Site: No
- Special Protection Area: No
- Watershed: ANACOSTIA RIVER
- An on-site pre-construction meeting is required to be set up with the MNCPPC inspection staff before any demo, clearing, or grading occurs on-site. The owner or designee who has signature authority, and the general contractor must attend the pre-construction meeting with the MNCPPC inspector. A copy of the approved Certified Preliminary Plan is required to be on-site at all times. To schedule an inspection with MNCPPC staff, please contact Josh Kaye at 301-495-4722.
- Topographic information taken from a plan prepared by: Deetec Engineers & Surveyors, Dated: 02/06/2021
- This plan is prepared without the benefit of a title report. Property is subject to any and all easements and restrictions of record.

Fire Department Access Note:

The minimum distance from front doors to edge of pavement, compliant with Fire Department Vehicular access is as follows

- Lot 8: 71'  
Lot 9: 70'  
Lot 10: 68'

FIRE CODE ENFORCEMENT

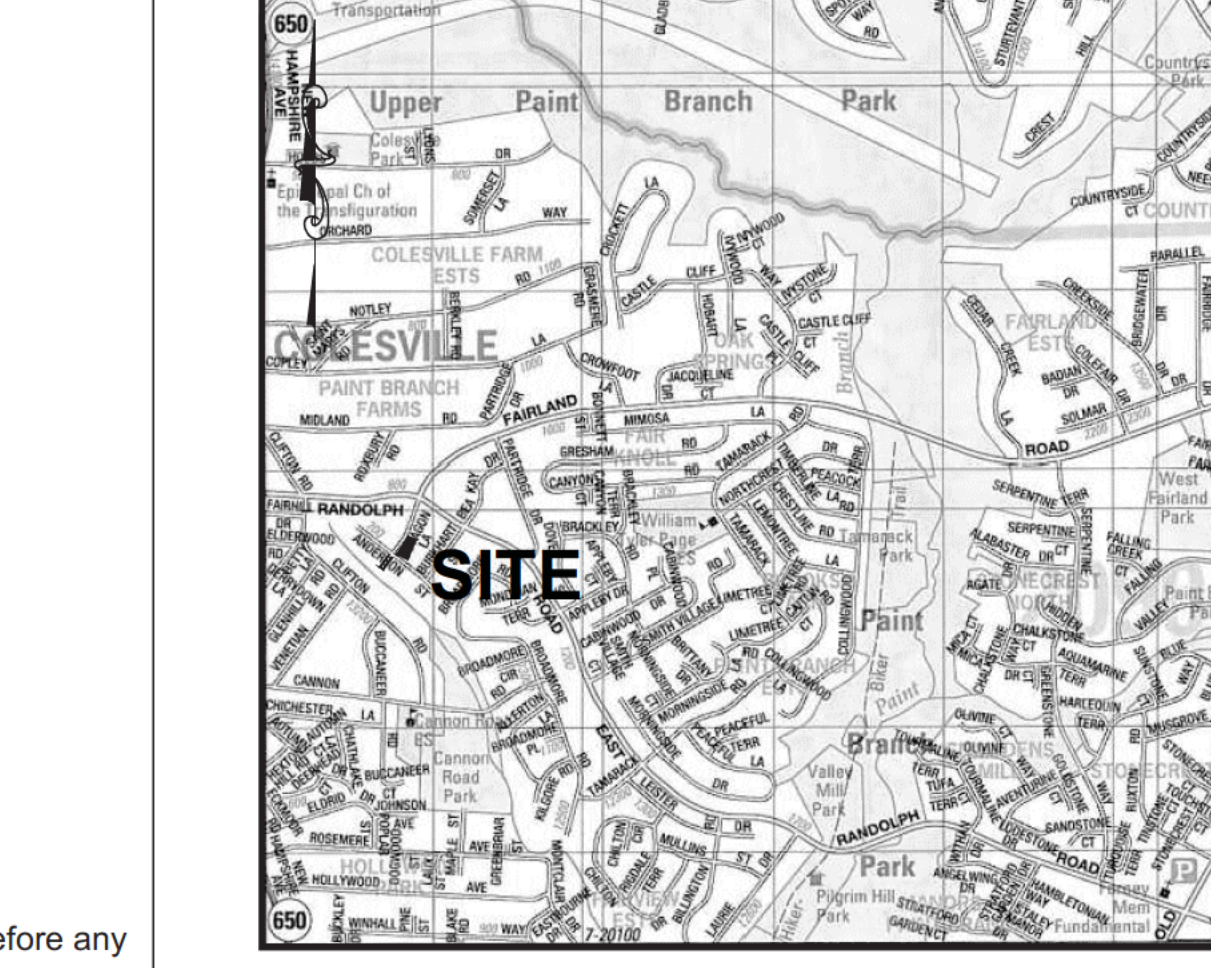
Fire Department Access Review

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* FM: *DPS* DATE: 8/1/2025

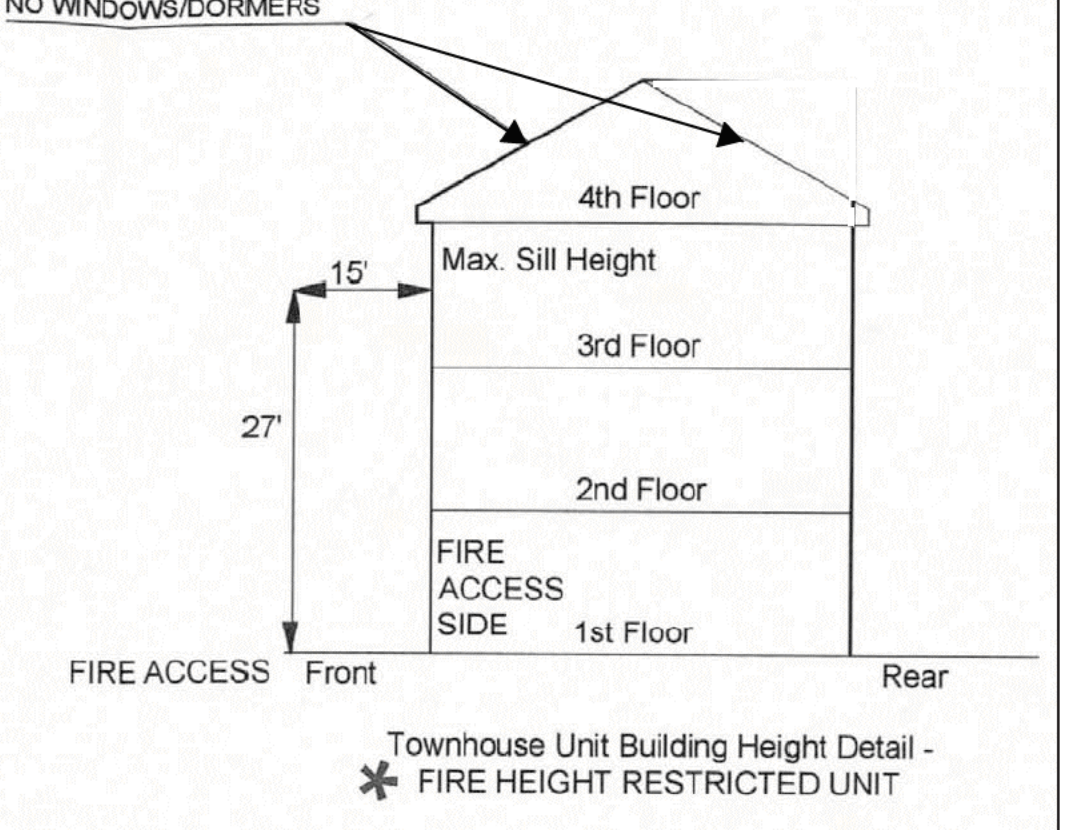
LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- BRL
- IRON PIPE FOUND
- EXISTING CURB AND GUTTER
- ROAD CENTER LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- OVERHEAD ELECTRIC
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASEMENT
- LOCATION MAIN SIDE-HINGED DOORS
- FIRE DEPARTMENT ACCESS PATH



VICINITY MAP  
SCALE: 1"=2000'  
MONTGOMERY COUNTY  
ADC MAP #5167, GRID A-9

UNLESS SPECIFICALLY NOTED ON THIS DRAWING OR IN THE PLANNING BOARD APPROVAL CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON SITE PARKING, AND SITE CIRCULATION SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF ISSUANCE OF BUILDING PERMITS. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD APPROVAL.



General Notes:

- One and two-family dwellings of three (3) stories (27' to highest sill, including false dormers) or less must provide access to the occupied interior through a main, side-hinge door within 150 feet of a fire department access route. For units of three (3) stories or more access must be within fifty (50) feet of access route.

FIRE HEIGHT RESTRICTED UNIT DETAIL

THIS PLAN FOR FIRE DEPARTMENT ACCESS DETAILS ONLY.





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



2425 Reedie Drive  
Floor 13  
Wheaton, MD 20902



MontgomeryPlanning.org

July 1, 2022

Mateen Bhatti

SJSB Properties, LLC

14904 Meriwether Drive

Glenelg, MD 21737

---

Dear Mr. Bhatti,

Based on the review by staff of the Montgomery County Planning Department, the exemption request submitted on June 30, 2022 for 13305 Octagon Lane, #42022117E, is confirmed. The project is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(s)(2) because it is "an activity occurring on a tract less than 1 acre that will not result in the clearing of more than a total of 20,000 square feet of existing forest, or any existing specimen or champion tree, and reforestation requirements would not exceed 10,000 square feet," with forest in any priority area on-site preserved.

Based on the Limits of Disturbance shown on the Simplified Natural Resources Inventory (NRI), it appears that two or more of the Specimen Trees may suffer Critical Root Zone damage sufficient to require their removal. Therefore, this exemption confirmation is granted with the following condition:

1. A Tree Save plan must be submitted with the Administrative Subdivision application, showing tree protection measures such as root pruning, tree protection fencing, and other methods for enhancing the survivability of trees being retained. Mitigation must be provided for Specimen Trees removed, using a formula of one caliper-inch of new trees planted for every four inches dbh removed, using planting stock no less than 2.5 inches caliper. The replacement trees must be native shade trees, and must be planted on-site, and must be shown on the Tree Save plan.

A pre-construction meeting is required after the limits of disturbance have been staked prior to clearing and grading to verify the limits of disturbance and tree protection measures are in place. The M-NCPPC forest conservation inspection staff may require additional tree protection measures. The project manager should contact inspector Kara Farthing at [kara.farthing@montgomeryplanning.org](mailto:kara.farthing@montgomeryplanning.org) or at 301-495-1323 before construction to schedule this pre-construction meeting. The project manager, construction manager, forest conservation inspector, and the Montgomery County Department of Permitting Services sediment control inspector shall attend this pre-construction meeting.





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



2425 Reedie Drive  
Floor 13  
Wheaton, MD 20902



MontgomeryPlanning.org

Any changes from the approved exemption request may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications planned to the approved plan, a new application must be submitted to M-NCPPC for review and confirmation prior to those activities occurring.

Sincerely,

*Stephen H Findley*

Steve Findley  
Planner IV, Midcounty Planning Division



## ATTACHMENT D

**From:** [Fowler, Erin](#)  
**To:** [Kimberly Rice](#)  
**Cc:** [REDACTED]; [REDACTED]; [Mencarini, Katherine](#)  
**Subject:** RE: Update on Colesville Gardens - Administrative Subdivision Plan 620230160  
**Date:** Tuesday, August 26, 2025 4:30:00 PM

---

Hi Kim,

I will make sure your feedback is incorporated into the public record on this project. If you have any additional questions about what the development is proposing I can help answer, please don't hesitate to give me a call.

Best,

Erin Fowler  
301-495-1334

---

**From:** Kimberly Rice <[REDACTED]>  
**Sent:** Tuesday, August 26, 2025 3:08 PM  
**To:** Fowler, Erin <Erin.Fowler@montgomeryplanning.org>  
**Cc:** [REDACTED]; [REDACTED]; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>  
**Subject:** Re: Update on Colesville Gardens - Administrative Subdivision Plan 620230160

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Thanks - this was proposed by the previous owner all's and the neighbors are against this, including me.

I absolutely do not want my street to have 3 MORE homes on this one property. This would disrupt the quality of the neighborhood in many ways.

Kind Regards,



**KimRiceRealEstate.Com**

.% 4J9LbUTQX  
**+1.301.455.4176 (DIRECT)**



## ATTACHMENT D

+1.301.516.1212 (O)



On Aug 26, 2025, at 10:49 AM, Fowler, Erin <[Erin.Fowler@montgomeryplanning.org](mailto:Erin.Fowler@montgomeryplanning.org)> wrote:

Hi Kim,

The application proposes to subdivide the property into three lots for the development of three single-family houses. Please feel free to call me with any additional questions – I can be reached at 301-495-1334.

Thank you,  
Erin

---

**From:** Kimberly Rice <[REDACTED]>  
**Sent:** Saturday, August 23, 2025 10:41 AM  
**To:** Fowler, Erin <[Erin.Fowler@montgomeryplanning.org](mailto:Erin.Fowler@montgomeryplanning.org)>  
**Cc:** [REDACTED]; [REDACTED]; Mencarini, Katherine  
<[katherine.mencarini@montgomeryplanning.org](mailto:katherine.mencarini@montgomeryplanning.org)>  
**Subject:** Re: Update on Colesville Gardens - Administrative Subdivision Plan 620230160

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

How many houses are they proposing to be built on that property? Is it 2?

Kind Regards,



**KimRiceRealEstate.Com**

.%  
+1.301.455.4176 (DIRECT)  
+1.301.516.1212 (O)



## ATTACHMENT D



On Aug 22, 2025, at 5:29 PM, Fowler, Erin <[Erin.Fowler@montgomeryplanning.org](mailto:Erin.Fowler@montgomeryplanning.org)> wrote:

Good afternoon,

I am reaching out with an update on Administrative Subdivision Plan No. 620230160 – Colesville Gardens at 13305 Octagon Lane. This project is going to the Planning Board hearing on September 11. If you would like to sign up to testify during the hearing, you can find more information about that [linked here](#).

Please let me know if you have any questions.

Thank you,  
Erin

<image001.png>

### Erin Fowler

Planner II, West County Planning Division

Montgomery County Planning Department  
2425 Reedy Drive, 13<sup>th</sup> Floor Wheaton, MD 20902  
[erin.fowler@montgomeryplanning.org](mailto:erin.fowler@montgomeryplanning.org)  
o: 301.495.1334

<image002.png>

<image003.png>

<image004.png>

<image005.png>

---

**From:** Fowler, Erin

**Sent:** Monday, March 24, 2025 2:30 PM

**To:** [REDACTED]; [REDACTED]; [REDACTED]

**Cc:** Folden, Matthew <[matthew.folden@montgomeryplanning.org](mailto:matthew.folden@montgomeryplanning.org)>

**Subject:** RE: Update on Colesville Gardens - Administrative Subdivision Plan 620230160

Good afternoon,

As an update, Administrative Subdivision Plan No. 620230160 (Colesville Gardens) will no longer be going to the Planning Board on April 3. I will let this group know when the Planning Board hearing is re-scheduled.



## ATTACHMENT D

Thank you,  
Erin

<image001.png>

### Erin Fowler

Planner II, Midcounty Planning Division

Montgomery County Planning Department  
2425 Reedie Drive, 13<sup>th</sup> Floor Wheaton, MD 20902  
[erin.fowler@montgomeryplanning.org](mailto:erin.fowler@montgomeryplanning.org)  
o: 301.495.1334

<image002.png>

<image003.png>

<image004.png>

<image005.png>

---

**From:** Fowler, Erin

**Sent:** Tuesday, February 25, 2025 3:30 PM

**To:** [REDACTED]; [REDACTED]; [REDACTED]

**Cc:** Folden, Matthew <[matthew.folden@montgomeryplanning.org](mailto:matthew.folden@montgomeryplanning.org)>

**Subject:** RE: Update on Colesville Gardens - Administrative Subdivision Plan 620230160

Good afternoon,

I am reaching out with an update on Administrative Subdivision Plan No. 620230160 – Colesville Gardens at 13305 Octagon Lane, as I understand you expressed concerns about this subdivision application. We've had some internal staff changes, and I have taken over for Parker as lead reviewer on this project.

We just received revised application materials addressing the Development Review Committee's comments from the applicant on February 5, 2025. This has been the project's first resubmittal. You can view those revised materials at the following link:

<https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=620230160&projname=Colesville%20Gardens>

Based on this resubmittal, the project is anticipated to go to the Planning Board for a public hearing on Thursday, April 3; however, I will keep you updated if that date shifts. If you would like to sign up to testify during the hearing, you can find more information about that [linked here](#).

Please let me know if you have any questions.

Thank you,



## ATTACHMENT D

Erin

<image001.png>

### Erin Fowler

Planner II, Midcounty Planning Division

Montgomery County Planning Department  
2425 Reedy Drive, 13<sup>th</sup> Floor Wheaton, MD 20902

[erin.fowler@montgomeryplanning.org](mailto:erin.fowler@montgomeryplanning.org)

o: 301.495.1334

[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

[<image005.png>](#)

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**From:** Smith, Parker

**Sent:** Wednesday, May 8, 2024 3:28 PM

**To:** [REDACTED]; 'Mary Owens' <[REDACTED]>; [REDACTED]

**Subject:** Update on Colesville Gardens - Administrative Subdivision Plan 620230160

Greetings,

I am reaching out to you because we received correspondence from you regarding the Administrative Subdivision Plan for 13305 Octagon Lane, Plan Number 620230160. Planning Staff has yet to receive a resubmission of the plans since the Development Review Committee meeting that took place on February 27<sup>th</sup>.

The Applicant has received an extension of the review period for the application (approved May 1<sup>st</sup>), which extends the end of the review period from May 7<sup>th</sup> to June 6<sup>th</sup>. As the first extension, this extension is allowed to be approved administratively. Any second extension, which would be required to extend the review period beyond June 6<sup>th</sup>, will need to be approved by the Planning Board at a public hearing. Public notice for an extension request going before the Board is not typically required, but I'd be happy to let you know if/when we receive a second extension. Please let me know if that is something you would be interested in.

When a Planning Board date is set for the Application (not the extension request), notice of the public hearing will be sent out at least 10 days before the hearing.

Please let me know if you have any questions.

Thanks,



# ATTACHMENT D

## **Parker Smith**

### **Planner II**

Montgomery County Planning Department  
2425 Reddie Drive, Floor 14, Wheaton, MD 20902  
[parker.smith@montgomeryplanning.org](mailto:parker.smith@montgomeryplanning.org)  
301-495-1327



## ATTACHMENT D

**From:** [Fowler, Erin](#)  
**To:** [Mary Owens](#); [Suzanne Graham](#)  
**Cc:** [Mencarini, Katherine](#); [Dan Wilhelm](#)  
**Subject:** RE: Project #620230160  
**Date:** Tuesday, August 26, 2025 12:35:00 PM  
**Attachments:** [image001.png](#)

---

Hi Mary,

Thank you for getting in touch. Per Section 59.6.5.2.B. of the Zoning Ordinance, single-family homes in the residential detached zones abutting single-family homes are not subject to screening requirements, and therefore we are unable to enforce your request below. However, I have copied Suzanne Graham with the applicant team to ensure she is aware of the request, so that further coordination can be done with the developer. Please let me know if you have any other questions.

Thank you,  
Erin

---

**From:** Mary Owens <[REDACTED]>  
**Sent:** Monday, August 25, 2025 8:08 PM  
**To:** Skoufias, Athena <Athena.Skoufias@montgomeryplanning.org>; Suzanne Graham <sgraham@metroventures.com>  
**Cc:** Fowler, Erin <Erin.Fowler@montgomeryplanning.org>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; scott.wallace@montgomeryplanning.org; Smith, Parker <Parker.Smith@montgomeryplanning.org>; Dan Wilhelm <[REDACTED]>  
**Subject:** Re: Project #620230160

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

It was a pleasure speaking with you as well. This is the response to the letter that Erin Fowler received from Dan Wilhelm on the update on Colesville Garden Administrative subdivision plan project number 620230160.

You will find in the attached document where I have highlighted the paragraph in question. I



have spoken with Dan and he has suggested that I make direct contact with you to make any changes to the proposed plan for the property line between my property and the new home owners at 13305 Octagon Lane Colesville, MD 20904. I have researched and decided that rather than the leyland cypress or board-on-board the green giant arborvitae is a better choice. According to landscaping experts green giant arborvitae is among the most popular and efficient choices for living fences due to its rapid growth, adaptability, and low maintenance profile. See below why living fences would be best for all three homes and myself.

## Thuja 'Green Giant' Arborvitae shrub:

1. The image highlights several advantages of



using Green Giant Arborvitae for a living fence:

2. Dense, year-round greenery: Their rich, evergreen foliage creates a consistent visual barrier from all seasons.
3. Vertical, space-efficient growth: These columnar trees offer maximum privacy with minimal horizontal footprint.
4. Uniform appearance: When planted in rows as shown, they blend seamlessly to form a cohesive wall of greenery.

These characteristics make Green Giant Arborvitae an effective, attractive, and durable solution for privacy and wind protection.

More About Green Giant  
Arborvitae as a Live Fence



## Option:

According to landscaping experts, Green Giant Arborvitae is among the most popular and efficient choices for living fences due to its rapid growth, adaptability, and low maintenance profile:

1. It grows 3–5 feet per year, enabling quick establishment of a privacy screen.
2. In the right conditions, it can reach 50–60 feet tall, with a spread of about 12–20 feet.
3. Highly disease- and pest-resistant, it remains healthy with minimal care and is deer-resistant—an important consideration for many gardeners.
4. The foliage naturally extends close to the



## ATTACHMENT D

ground, offering a full, opaque barrier without visible trunks—ideal for effective screening. Leyland Cypress will grow too big for the area. The Green Giant Arborvitae is a better choice.

*Mary L. Owens*

Phone :

Email:

On Mon, Aug 25, 2025 at 10:32 AM Skoufias, Athena

<[Athena.Skoufias@montgomeryplanning.org](mailto:Athena.Skoufias@montgomeryplanning.org)> wrote:

Good morning,

This is Athena from Montgomery Planning. It was great talking on the phone with you. I'm reaching out regarding your inquiry on Project 620230160. Please feel free to reply or forward me the information we were discussing on the phone, and I can then direct it to the planners involved in the project.

Best,  
Athena



**Athena Skoufias**

**Planner I**

Montgomery County Planning Department  
2425 Reedie Drive, Wheaton, MD 20902

[Athena.Skoufias@montgomeryplanning.org](mailto:Athena.Skoufias@montgomeryplanning.org)

p: 301-495-4617



## **ATTACHMENT D**

**Greater Colesville Citizens Association  
PO Box 4087  
Colesville, MD 20914  
March 4, 2025**

Montgomery County Planning Staff  
Attn: Erin Fowler  
2425 Reedie Drive  
Wheaton, MD 20902

Re: Subdivision Plan 620230160, 13305 Octagon Ln, Colesville, MD 20904

Dear Ms. Fowler:

There has been much misinformation and confusion concerning Subdivision Plan 620230160, 13305 Octagon Lane, Colesville, MD 20904. This confusion came from the developer, not the planning staff. It began in early 2023 when the immediate neighbors were told that one of the walls from the existing old cinder block house would be retained for a new house, plus two other houses would be built. It was obvious to us that the lot size is not sufficiently large to accommodate that. Then on September 8, 2023 the Greater Colesville Citizens Association (GCCA) and the neighbors received a letter from the developer indicating we had 15 days to express our position on an application to the Planning Staff, but no detailed plan was provided. We kept checking the Planning Development web site for the plan but it was not available until Feb 29, 2024. Since then, the plans have been amended based upon comments from the planning staff.

Since our last letter in March 2024 on this plan, many of our concerns have been addressed. At this point, the plan appears to be largely satisfactory to GCCA. Since some points are still not clear, we want to state the major points our position is based on:

- Curb and gutter will be installed along Anderson Street, adjacent to this property (it already exists on Octagon Ln).
- Sidewalks will also be installed adjacent to this property on both roads. The sidewalks will be set back from the curb and gutter in accordance with good design practices.
- Since the stormwater drainage is being changed adjacent to the property on Anderson from an open-section design to a closed-section design, drainage pipes will be required. (Note that closed section exists on Octagon Ln.) We could not identify those pipes on the drawings and ask that approval of the plan ensure that they are being provided.
- Today stormwater drainage from the subject property causes erosion problems on the neighboring property at 804 Anderson St. We are also concerned with the tangle of vines and shrub plants that degrade the appearance of the entire neighborhood. As shown in the attached picture, these vines reach up into the overhead wires and street light. We understand that, based upon the contour lines, the developer proposes to regrade this area and thus address both of these issues. We support the request in the letter from Mary Owens (owner of the



## ATTACHMENT D

adjacent property) to the Stormwater Management Section of DPS concerning the grading and drainage (letter attached).

We request that a board-on-board fence be installed along the eastern property line to provide privacy for the owners of the three houses and for Mary Owens.

In the tree save plan, tree ST-4 straddles the property line and is identified as being in poor condition. In talking with Mary Owens, we request that, if possible, the damaged part of the tree be removed or, if that is not practical, then entire tree removed.

Thanks for all the efforts by the different staff members to address the shortcomings of this plan.


Sincerely

Daniel L. Wilhelm

GCCA President



## ATTACHMENT D

  
Colesville, MD 20904

March 4, 2025

Montgomery County Department of Permitting Services  
Water Resources Section  
Attn: Mark C, Etheridge, Manager  
2425 Reddie Dr, 7<sup>th</sup> Floor  
Wheaton, MD 20902

Re: 13305 Octagon Lane. Silver Spring, MD.

Dear Mr. Etheridge,

I am providing comments on the Stormwater Plan for the subject property, which is located in Montgomery County, not Prince George's County.

Today, stormwater runs off the subject property onto my property, which shares the eastern side of 13305 Octagon Lane property. As shown in the picture below, I have installed an edger and ditch fence along the property line to channel the stormwater away from my property and into the street. The picture also shows the subject property sloping up toward Octagon Lane. Based upon the drawings, the developer plans to undertake extensive grading so that the subject property will be slightly lower than my property in the section along Anderson St. The grading will eliminate the need for my edger and ditch fence.

This planned grading will substantially address the run-off from the subject property onto my property but will not completely address it. The back edge of all three lots will still drain to my property. Water from all three new lots will drain past my house to elevation 374 and then back onto lot 10 near Dry Well 6. In recent years, we have found that some storms produce such heavy rain that erosion occurs even in grassy areas, with small drops in elevation (about 5 feet in this case). To minimize drainage on this slope down to the sidewalk, I suggest that the yard drain into Dry Well 6 at the elevation 373 level.

The elevation of the sidewalk relative to Anderson Street is not clear from the diagrams. I suggest it be installed several feet above the road so that there is a small slope from the sidewalk to the new curb and gutter. Since the curb and gutter will change the drainage from an open-section design to closed-section design, a drainage pipe would be required. The drawings are not clear whether that drainage pipe is being provided. Please ensure that the design includes it.

Thank you for considering my suggestions.

Sincerely,

Mary Owens



## ATTACHMENT D





## ATTACHMENT D

**From:** [Kimberly Rice](#)  
**To:** [Smith, Parker](#)  
**Cc:** [Mary Owens](#); [REDACTED]  
**Subject:** Re: Plan Number 620230160 (Colesville Gardens)  
**Date:** Tuesday, March 12, 2024 3:41:35 PM

---

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Goof Day Parker,

As residents of small quiet streets around Octagon Lane within Colesville Gardens, there are several reasons for opposition to the construction of three new houses on our road, as it could significantly alter the quality of life for the neighborhood. A few main areas of concern are:

**Increased Traffic:** The addition of three new houses would likely lead to an influx of traffic on the street. This increase in vehicles could disrupt the peaceful atmosphere of the neighborhood and pose safety concerns, especially if the street is narrow or lacks adequate sidewalks.

**Noise Pollution:** Construction activities associated with building three new houses, such as machinery, trucks, and workers, would generate significant noise pollution. This constant disruption could disturb the tranquility of the area and disrupt residents' daily lives, particularly those who work from home or have young children.

**Strain on Resources:** The sudden growth in population resulting from the construction of three new houses could strain local resources, including water, electricity, and waste management services. Residents may experience shortages or disruptions in service, leading to inconvenience and frustration.

**Loss of Privacy:** The construction of additional houses could encroach on residents' privacy by reducing the distance between neighboring properties. Increased proximity may result in less outdoor space, diminished sightlines, and a heightened sense of intrusion, detracting from the sense of seclusion and intimacy that many residents value.

**Change in Neighborhood Character:** Small, quiet streets often have a distinct charm and character that residents cherish. The introduction of three new houses could alter the aesthetic appeal and overall ambiance of the neighborhood, potentially diminishing its unique identity. Additionally, new developments may attract different types of residents with contrasting lifestyles, leading to social tensions and a sense of disconnect within the community. Three new houses can result in 15-20+ NEW residents alone on our quiet street (whereas during Spring/Summer months we are already at capacity for parking for individual residents' gatherings and events).

These factors collectively threaten to diminish the quality of life that residents have always enjoyed and undermine the sense of belonging and tranquility that make the street desirable. I am totally against the construction of 3 new homes across the street from my home... this would also potentially devalue my home.



## ATTACHMENT D

**Kind Regards,**



**KimRiceRealEstate.Com**  
+1.301.455.4176 (DIRECT)  
+1.301.516.1212 (O)



On Tue, Mar 12, 2024 at 2:20 PM Smith, Parker <[Parker.Smith@montgomeryplanning.org](mailto:Parker.Smith@montgomeryplanning.org)> wrote:

Hi Kimberly,

I wanted to reach out to understand your concerns with this development a little bit better. We have alerted the Applicant to the fact that you are opposed to the project, but we would like to know your specific concerns so we can consider them as we review the project.

Please let me know if you have any questions.

Thanks,

**Parker Smith**

**Planner II**

Montgomery County Planning Department

2425 Reedie Drive, Floor 14, Wheaton, MD 20902

[parker.smith@montgomeryplanning.org](mailto:parker.smith@montgomeryplanning.org)

301-495-1327



## ATTACHMENT D

**From:** Smith, Parker  
**Sent:** Thursday, February 22, 2024 9:36 AM  
**To:** Kimberly Rice <[REDACTED]>  
**Cc:** Mary Owens <[REDACTED]>; [REDACTED];  
[REDACTED]  
**Subject:** RE: Plan Number 620230160 (Colesville Gardens)

I look forward to hearing from you and anyone else who may have concerns.

Thanks,

Parker

---

**From:** Kimberly Rice <[REDACTED]>  
**Sent:** Wednesday, February 21, 2024 3:59 PM  
**To:** Smith, Parker <[Parker.Smith@montgomeryplanning.org](mailto:Parker.Smith@montgomeryplanning.org)>  
**Cc:** Mary Owens <[REDACTED]>; [REDACTED];  
[REDACTED]  
**Subject:** Re: Plan Number 620230160 (Colesville Gardens)

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Thank you tons for your response Parker, I'm traveling now. However, within the next day or 2, I will get back to you regarding some of the concerns with having 3 new homes on our small quaint, quiet, charming street (smile).

Enjoy the day and I will be in touch. I'm assuming you'd want feedback from others on this email and perhaps the neighbors in general who may be opposed?

Kind Regards,



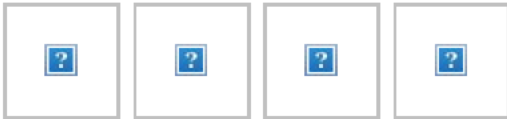
## ATTACHMENT D



**KimRiceRealEstate.Com**

+1.301.455.4176 (DIRECT)

+1.301.516.1212 (O)



Sent from my iPhone

On Feb 21, 2024, at 3:42 PM, Smith, Parker <[Parker.Smith@montgomeryplanning.org](mailto:Parker.Smith@montgomeryplanning.org)> wrote:

Hello Ms. Rice,

Thank you for your input on this project. I'd be happy to answer any questions you may have about the project. "Accepted at intake" means that we are at the very beginning of the process for this project. This is an Administrative Subdivision Plan, which would normally have a review period of 90 days and could be acted on administratively by the Planning Director. Due to your opposition to the project there will instead be a Planning Board Hearing where the Planning Board will allow public testimony before deciding to approve or deny the application.

I would like to hear your more specific concerns about the project. If you send me an email with your specific questions and concerns, I can begin to find some answers for you, and forward your input to the relevant Planning and agency reviewers for the project.



## ATTACHMENT D

Please let me know if you have any questions.

Thanks,

**Parker Smith**

**Planner II**

Montgomery County Planning Department

2425 Reddie Drive, Floor 14, Wheaton, MD 20902

[parker.smith@montgomeryplanning.org](mailto:parker.smith@montgomeryplanning.org)

301-495-1327

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**From:** Kimberly Rice <[REDACTED]>  
**Sent:** Wednesday, February 14, 2024 7:06 PM  
**To:** Smith, Parker <[Parker.Smith@montgomeryplanning.org](mailto:Parker.Smith@montgomeryplanning.org)>  
**Cc:** Mary Owens <[REDACTED]>; [REDACTED]; [REDACTED]  
**Subject:** Plan Number 620230160 (Colesville Gardens)

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello Parker Smith,

I hope this email finds you well - I am a neighbor across from the property that is being discussed regarding building 3 homes on our street. I am absolutely AGAINST this and I would like to speak more in layman's terms as to what all means. Having all additional 3 HOMES on our street would totally change the quality of life we have enjoyed for many



## ATTACHMENT D

years here and the increased density would ruin our area.

I would like to know when we can speak - 3 homes is alot and I am trying to understand what this email means when it says "accepted at intake" in terms of the plan. I hope that this is not for mere financial gain for developers and.....

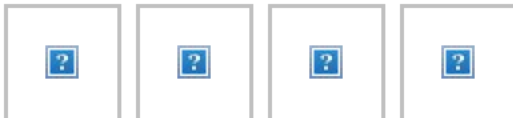
Please let me know when we can speak. Much appreciated.

Kind Regards,



**KimRiceRealEstate.Com**

+1.301.455.4176 (DIRECT)



On Wed, Feb 14, 2024 at 6:29 PM Mary Owens <[REDACTED]> wrote:

*Mary L. Owens*



## ATTACHMENT D

Phone: [REDACTED]

Email: [REDACTED]

---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** Friday, February 9, 2024 4:35 PM  
**To:** 'Smith, Parker' <[Parker.Smith@montgomeryplanning.org](mailto:Parker.Smith@montgomeryplanning.org)>; Mary Owens [REDACTED] <[REDACTED]>  
**Cc:** 'Folden, Matthew' <[matthew.folden@montgomeryplanning.org](mailto:matthew.folden@montgomeryplanning.org)>  
**Subject:** RE: Intake Accepted for Colesville Gardens Administrative Subdivision

Parker: Thanks for sharing. I copied Mary Owens who live next to this project.

Dan

---

**From:** Smith, Parker <[Parker.Smith@montgomeryplanning.org](mailto:Parker.Smith@montgomeryplanning.org)>  
**Sent:** Friday, February 9, 2024 3:53 PM  
**To:** [REDACTED]  
**Cc:** Folden, Matthew <[matthew.folden@montgomeryplanning.org](mailto:matthew.folden@montgomeryplanning.org)>  
**Subject:** Intake Accepted for Colesville Gardens Administrative Subdivision

Hello Mr. Wilhelm,

My name is Parker Smith, and I will be the Lead Reviewer of the Colesville Gardens Administrative Subdivision Plan, Plan Number 620230160. I was told that you requested notification of when this plan was accepted at intake. I can confirm that this plan has now been accepted at intake and will be distributed to all reviewers to begin review on Monday.

As an Administrative Subdivision Plan, this plan would typically be acted on administratively by the Planning Director at the end of the review period. If the plan receives written testimony in opposition to the project, whether from you or others, the plan will instead be acted on by the Planning Board at a Planning Board Hearing.

You can view the submitted materials for the project at the link below:



## ATTACHMENT D

<https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=620230160&projname=Colesville%20Gardens>

Please let me know if you have any questions about the project or the process.

Thanks,

**Parker Smith**

**Planner II**

Montgomery County Planning Department

2425 Reedy Drive, Floor 14, Wheaton, MD 20902

[parker.smith@montgomeryplanning.org](mailto:parker.smith@montgomeryplanning.org)

301-495-1327



## ATTACHMENT D

**From:** [REDACTED]  
**To:** [Smith, Parker](#); [MCP-Chair](#)  
**Cc:** ["Mary Owens"](#); [REDACTED]  
**Subject:** Plan Number 620230160 (Colesville Gardens)  
**Date:** Wednesday, March 20, 2024 11:00:16 AM

---

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

**Greater Colesville Citizens Association  
PO Box 4087  
Colesville, MD 20914  
March 20, 2024**

Montgomery County Planning Board  
Attn: Artie Harris, Chair  
2425 Reddie Drive  
Wheaton, MD 20902

Re: Subdivision Plan 620230160, 13305 Octagon Ln, Colesville, MD 20904

Dear Chairman Harris:

The Greater Colesville Citizens Association (GCCA) has been in contact with various members of the staff for well over a year concerning plan 620230160, which would resubdivide one lot into three.

We also received a Notice of Application from Michael Thomas Civil Designer at CV, Inc. that was mailed on September 8, 2023 indicating GCCA and the neighbors had 15 days to express our position on an application to the Planning Staff but no detailed plan was provided. We keep checking the Planning Development web site for the plan but it was not made available until Feb 29, 2024 when Parker Smith indicated it had been accepted, five months after it should have been available per the letter.

GCCA has several concerns. First Octagon Lane is a narrow two-lane road with just enough width for cars to pass when one pulls to the side of the road to let the other pass. Today, those who live on the street don't park on Octagon Ln. We urge the Board to take any steps it can to ensure those who live in the three houses will park in their driveways, not on the street. We realize that visitors to those units will likely need to park on the street.

The second issue concerns stormwater run-off. The plan addresses water from the downspouts but does not address run-off from the yard. Recent thunderstorms have had such heavy downpours that the run-off from yards is so strong that it causes erosion. We request that dry wells DW-4 and DW-6 also collect excess yard run-off. In addition, these three properties are on a hill. The grading needs to be done in such a way that the stormwater doesn't flow into the neighboring property at 804 Anderson St.

Third, in reviewing the Tree Save plan, we note that the trunks of trees ST-2, ST-3, ST-4, SIT-2 and SIT-3 are not on the subject property but are close enough that the applicant needs to avoid damaging the roots. In the same manner, tree ST-1 is on the property line.

Fourth, GCCA requests that the line of disturbance (LOD) along the street frontage of Octagon Ln and Anderson St near lots 9 and 10 be changed so that dead and broken trees/tree branches are



## ATTACHMENT D

removed as shown. The property should also be graded down to street level. This grading will also improve line-of-sight from the driveway for lot 10 to the intersection at Anderson St, which is only 60-70 ft away.

Sincerely

Daniel L. Wilhelm

GCCA President



**ATTACHMENT D**

RE: Colesville Gardens Subdivision, Property at 13305 Octagon Lane

Lindsey, Amy <amy.lindsey@montgomeryplanning.org>

Tue 8/29/2023 12:07 PM

To: [REDACTED] <[REDACTED]>; Folden, Matthew <matthew.folden@montgomeryplanning.org>

Cc: Mary Owens <[REDACTED]>

Hi Dan,

I apologize for not getting back to you in early August. Currently, the plan has not been accepted, which is why it is not visible yet. The neighbors should receive a notice in the mail when the plan has been accepted but I will try to keep an eye out for it so I can notify you .

Amy

---

**From:** [REDACTED] <[REDACTED]>

**Sent:** Tuesday, August 29, 2023 12:00 PM

**To:** Lindsey, Amy <amy.lindsey@montgomeryplanning.org>; Folden, Matthew

<[REDACTED]>

**Cc:** Mary Owens <owensmary287@gmail.com>

**Subject:** RE: Colesville Gardens Subdivision, Property at 13305 Octagon Lane

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Amy:

The following emails are what I sent three months ago.

A sign was put up several days ago indicating the zoning would continue to be R-90. It is good that they are not asking for a rezoning. The sign indicates it is an administrative subdivision plan, number 620230160. The neighbors don't want this property to be subdivided into three lots. However, we need to see the plans in order to provide other than general comments. As of late yesterday, the plan had not been posted to the DAIC web site. We also request that the plan not be handled as an administrative effort but rather follow the normal process.

Dan Wilhelm

GCCA President

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**From:** [REDACTED] <[REDACTED]>

**Sent:** Saturday, August 5, 2023 2:33 PM

**To:** Amy Lindsey <[Amy.Lindsey@montgomeryplanning.org](mailto:Amy.Lindsey@montgomeryplanning.org)>

**Cc:** Mary Owens <[REDACTED]>

**Subject:** RE: Colesville Gardens Subdivision, Property at 13305 Octagon Lane

Amy

Has this development been accepted? What is happening?

Dan

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**From:** [REDACTED] <[REDACTED]>

**Sent:** Thursday, June 15, 2023 4:41 PM

**To:** Amy Lindsey <[Amy.Lindsey@montgomeryplanning.org](mailto:Amy.Lindsey@montgomeryplanning.org)>



**ATTACHMENT D****Cc:** Mary Owens <[REDACTED]@[REDACTED].com>**Subject:** FW: Colesville Gardens Subdivision, Property at 13305 Octagon Lane

Amy

I have had multiple conversations Mary Owens about this property, which the owner and zoning inspector are indicating will be rezoned. Mary and the Greater Colesville Citizens Association want that property to remain R-90, just like all the properties in area. Have you heard anything about this?

Please call me at [REDACTED] or [REDACTED].

Dan Wilhelm

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**From:** Mary Owens <[REDACTED]>**Sent:** Wednesday, June 14, 2023 9:42 PM**To:** [REDACTED]; Dan Wilhelm [REDACTED]>**Subject:** Colesville Gardens Subdivision, Property at 13305 Octagon Lane

We are asking support from The Civic Association to make this not happen: On June 14, 2023, we were informed by the Housing Code Enforcement Inspector, Mr. James Galbeth (240-777-3745), that the Owner of the above R-90 subject property is still working at rezoning to accommodate three subunit houses, each with a garage and a driveway all facing Octagon Lane. The first two houses are planning to face Octagon directly and the third house, where the old house is currently, will be slightly turned right but still facing Octagon. It is too overwhelming and discriminatory to allow this to happen. For years, the governing rule was one house on one half acre of land. The structure had to be built seven feet from the property line with a minimum set-back from the road for any portion of the structure. The homes on the creek required additional set-back provisions. We obeyed the rules. Recently, we are seeing superstructures or mega-homes being built on tiny lots. A large home may increase the property value but these homes are not houses for a single family but instead multi-unit commercial rentals. The owners may not live in the home. We have had homes or rooms in the neighborhood rented out by Airbnb's. We are seeing an uptake in crime with the commercialization of our neighborhood. As older neighbors, we pick up trash or complain about other waste left in plain sight that new occupants carelessly leave behind. We squeeze past illegally parked cars that present road hazards on our narrow roads. The county has not put an abundance of care into the maintenance of Colesville Garden. After complaining for years the misspelled "Oktagon: street sign" was finally changed. Instead we proudly maintain the trash and contact the new neighbors to try to maintain our subdivision. The county has clearly marked the end of county maintenance on Anderson Street. However, we are asking that you enforce and maintain code provisions for the Octagon Lane, Burkhardt Street, and the remainder of Anderson Street by doing the following: 1) Enforce your own setback and spacing rules, 2) Enforce proper parking/no parking signs 3) Build our streets to the equivalent of other neighborhoods.

Phone: [REDACTED]

Email: [REDACTED]