



Item #10
MCPB
Date: 10/5/06

MEMORANDUM

DATE: September 25, 2006
TO: Montgomery County Board of Appeals
FROM: John Henderson, for the Department of Planning
VIA: Rose Krasnow, Chief, Development Review Division, and
 Carlton Gilbert, Zoning Supervisor *RK*
REVIEW TYPE: Special Exception
APPLYING FOR: Group Home (Large)
APPLICANT: Aunt Hattie's Place, Inc.
CASE NUMBER: S-2671
REVIEW BASIS: Chapter 59, Zoning Ordinance; Advisory to Board of Appeals
ZONE: R-200 and Sandy Spring/Ashton Rural Village Overlay Zone
LOCATION: 17734 Norwood Road, Sandy Spring, MD
MASTER PLAN: Sandy Spring/Ashton Master Plan, 1998
FILING DATE: March 14, 2006
PUBLIC HEARING: October 5, 2006

STAFF RECOMMENDATION**Denial, for the following reasons:**

- (1) The proposed special exception does not meet Zoning Ordinance requirements:
 - Retaining the existing single-family home on the site along with the proposed large group home results in two uses that are firewall separated and have no interior connection— essentially a duplex. The Department of Permitting Services has provided written assurance that the proposed additions to the single-family home do not change the nature of the final building as a single-family detached dwelling. Staff does not agree with this assessment, which would establish the undesirable precedent of approving two residences on a single-family lot.
 - An edifice that is 15,335 square feet, as proposed by the petitioner, is incompatible with existing adjacent development as required by Sec. 59-C-18.183. (b) of the Sandy Spring/Ashton Rural village Overlay Zone.
- (2) The proposed special exception is inconsistent with the Master Plan:
 - Impervious surface coverage would increase fifty (50) percent from a current level of twenty-six (26) percent to thirty-nine (39) percent of gross lot area.

- The proposal makes structural additions to the existing single family home, which is a single-level ranch-style structure. The proposed additions are two and one-half (2 ½) stories high and reflect a different style, albeit one that mimics the historic character of structures in the vicinity. The visual compatibility of these competing architectural styles has not been sufficiently addressed.
 - The combined size of the new additions is 11,615 square feet (9,675 s.f. and 1,940 s.f.). This is over three (3) times the size of the existing single-family home (net area of 3,720 s.f. after demolition of 5-car garage and breezeway). The mass and bulk of the additions relative to the existing home, and the combined square footage of the entire proposed development are incompatible with the priorities of the 1998 Sandy Spring/Ashton Master Plan, which are “preservation and enhancement of the area’s rural character... closely balanced with... environmental protection”.
- (3) The proposed special exception is incompatible with the neighborhood:
- Lighting levels exceed 0.1 foot candles along a significant portion of the property boundary.
 - Substandard distances between driveway curb cuts pose a safety risk for the operation of the group home.
 - A lighted swimming pool area situated approximately fifteen (15) feet from the north side of the neighbor’s house threatens the quiet use and enjoyment of the neighboring property because of elevated lighting and noise levels.

PROJECT SUMMARY

The proposal would add a large group home for 12 residents as an addition to an existing single-family home. Sec. 59-A-2.1 of the Zoning Ordinance defines “Group home, large” as a facility licensed, funded, certified, or registered by the State of Maryland or the County as required for a group home or domiciliary care home offering residential accommodations, supervision, or assisted community living for between nine (9) and sixteen (16) residents. The group home is to function as a separate use from the existing single-family home.

Site Description

The subject property is located at 17734 Norwood Road, in Sandy Spring, Maryland, south of the intersection of Olney-Sandy Spring Road (MD 108) and Norwood Road and is identified as parcels P485, P486 and P487 on the Montgomery County Tax Map JT32. It is zoned R-200 (Residential, one-family) and is located in the Sandy Spring/Ashton Rural Village Overlay Zone. Dr. Hattie N. Washington owns the property and uses it as her primary residence. Dr. Washington is the founder and President of Aunt Hattie’s Place, Inc.

The property is approximately 1.39 acres in size and is currently improved with a single-family house, 5-car garage, outdoor patio, paved parking, a circular driveway in front of the house and driveway along the north side of the property that provides access to the garage and parking. The square footage coverage of the existing

structures is 7,471 square feet. The total square foot coverage of the existing paved areas is 8,078 square feet and the current percentage of impervious surface coverage is 15,548 or 26%.

Neighborhood Description

As shown on Exhibit 1, Site and Vicinity Map, immediately north of the subject property, at the southwest corner of MD 108 and Norwood Road, is an undeveloped wooded area. Immediately northwest of the property is the Olney-Sandy Spring Veterinary Hospital, which is currently the subject of a special exception modification request (case number S-1904-A). To the south of the property is Parcel P540, owned by Hosein Shahparvari and Mahin Gharehdaghi and improved with a single-family home that encroaches seven and one-half (7.5) feet into the side setback of the subject property. The Circuit Court for Montgomery County has granted by adverse possession an easement appurtenant for the encroachment. See Exhibit 2, Circuit Court Order dated September 19, 2005 (Petitioner's Exhibit "V"). Extending farther south are single-family homes, including the Bancroft subdivision. To the east of the property, across Norwood Road, are the Sandy Spring Village Condominium, a townhouse community, and single-family homes.

Petitioner

Petitioner, Aunt Hattie's Place, Inc., is a 501 (c) (3) non-profit licensed and funded since 1997 to provide residential childcare facilities for boys from the age of nine (9) to eighteen (18). Petitioner provides a long-term, family-oriented residential leadership development program for boys in foster care. The program is dedicated to ensuring the academic, psychological, and social success of boys under its care. Specifically, the program provides a 24-hour per day, 7-day-a-week structured set of childcare services and activities. An individualized program for each child includes provision of food, clothing, shelter, education, social services, health, mental health and recreation opportunities. Petitioner works cooperatively with community institutions and organizations, including schools, and with the child's biological parents or other relatives as appropriate. Petitioner currently operates two (2) group homes like the one being proposed. They are located in Baltimore City (twelve (12) residents) and in Randallstown in Baltimore County (six (6) residents).

Development Proposal

Dr. Washington, founder and President of Aunt Hattie's Place, Inc., proposes to execute a ground lease with Aunt Hattie's Place, Inc. to allow a portion of the subject property to be used as the group home. Dr. Washington will continue to occupy the existing single-family house as her primary residence. See Exhibit 3, Existing Site Exhibit (Petitioner's Exhibit "II").

The Petitioner proposes to demolish an existing 5-car garage and a breezeway that are attached to the existing single-family house and construct two new structures. See Exhibit 4, Demolition Exhibit (Petitioner's Exhibit "JJ"). One structure will house the group home. The second structure will contain a 3-car garage with living space above to expand the single-family home. The existing single-family home and the garage

addition are included in this application for special exception. See Exhibit 5, Special Exception Site Plan (Petitioner's Exhibit "O").

The larger of the two additions (9,675 square feet) will be attached to the rear of the existing single-family house and will provide the living, sleeping and studying area for the twelve (12) residents of the group home. This addition is proposed to have a height of two and one-half (2 ½) stories, or thirty-five (35) feet. Although physically attached to the existing house, the group home will function independently from the single-family home. The uses will have a firewall separation and will not have an interior connection. As part of the group home, one (1) accessory structure, an equipment storage shed, and two (2) accessory uses, a swimming pool and a sport court, will be constructed on the subject property.

The smaller of the two additions (1,940 square feet) will connect to the north side of the existing house and will be used as a garage on the first level with additional living space on the second level.

Petitioner has received a Capital Grant from the State of Maryland in an amount totaling \$550,000 to be used toward acquisition, planning, design, and construction of the group home as well as an award of \$550,000 from the Montgomery County Council.

The Petitioner represents that the proposed group home is designed to comply with State and County Licensing Requirements, specifically COMAR 01.04.07 pertaining to residential child care program regulations and program standards. It is also asserted that the construction, materials, and lighting and other interior and exterior design features will be LEED (Leadership in Energy Efficient Design) compliant and environmentally friendly. At this time, LEED does not certify homes, but does have a pilot program. Petitioner provided no specific information on materials, fixtures or design elements to be incorporated from the LEED checklist of suggested measures.

REVIEW CRITERIA AND DEVELOPMENT STANDARDS

R-200 Zoning Development Standards – Sec. 59-C-1.32:

	REQUIRED	PROPOSED
Minimum Lot Area	20,000 square feet	56,423 square feet*
Minimum Lot Width (at building line)	100 feet	168.52 feet
Minimum Lot Width (at street line)	25 feet	168.52 feet
Maximum Building Height	35 feet**	35
Maximum Lot Coverage	25 percent	15.2 percent
One-Family Detached Dwelling		
• Front Setback	40 feet	40 feet
• Rear Setback	30 feet	30 feet
• Side Setbacks	12 foot (25 feet minimum sum of both sides)	12 foot (25 feet minimum sum of both sides)
Accessory Structure(s)		
• Location	Rear Yard	Rear Yard
• Maximum Building Height	35 feet**	35 feet
• Maximum Lot Coverage	25 percent of rear yard	2 percent of rear yard
• Front Setback	65 feet	214.43 feet
• Rear Setback	7 feet	7.12 feet
• Side Setback	12 feet	13 feet

*Net area after ROW dedication of .0937 acre (4,093 square feet)

** 35 Foot maximum building height per overlay zone although 50 feet is allowed in the underlying zone

Sandy Spring/Ashton Rural Village Overlay Zone Requirements – Sec 59-C-18.18

- (1) Lots developed under this overlay zone must be connected to a community water and sewerage system (Sec 59-C-18.181)

The subject property is connected to a community water and sewerage system.

- (2) A main building must not exceed a height of 35 feet (Sec 59-C-18.182 (a) (2) (C))

No building or structure on the site is proposed to exceed 35 feet in height.

(3) The site plan is consistent with the recommendations in the approved and adopted Sandy Spring/Ashton Master Plan (Sec 59-C-18.186)

The subject property is on the periphery of the Sandy Spring Village Center. The Land Use and Highway plans envision single-family residential development at a density of from 1.5 to 5 dwelling units per acre. The Zoning Plan recommends R-200, a one-family zoning classification, which is the current zoning of the subject property. The overall scale of the proposal, which adds 11,615 square feet of new space to a lot with an existing single-family home, is inconsistent with the preservation of rural character priority of the Sandy Spring/Ashton Master Plan.

The “top priority” of the 1998 Sandy Spring/Ashton Master Plan (the “Master Plan”) is “preservation and enhancement of the area’s rural character... closely balanced with another high priority goal, which is environmental protection” (p. 8). The Master Plan identifies five elements of rural character: rural open space, rural traditions, rural neighborhoods, rural roads, and rural villages (p. 9). Rural open space is to be preserved by maintaining a “critical mass” of open space-- primarily by clustering new development onto a portion of the land and leaving the rest as cropland, pastures, meadows or woodland (p. 9). The current proposal, which results in a structure with a total square footage of 15,335 and extensive impervious surface coverage, is inconsistent with the preservation of rural character and incompatible with existing neighboring development.

The subject property is designated as “Village Centers and Settings” and is covered by the Sandy Spring/Ashton Rural village Overlay Zone (pp. 15, 31). The objective of the “Village Centers and Settings” designation is to “ensure that the villages of Sandy Spring and Ashton maintain separate and distinct identities” (p. 29). Maintenance of the rural village is one of the five elements of rural character sought for preservation by the Master Plan. The Overlay Zone is designed to allow additional flexibility in development with no increase in density (e.g. clustering of development and flexibility with parking and setbacks) while providing the option of design review to ensure conformity with the Master Plan (pp. 31, 80). This special exception, if approved, would be subject to site plan approval.

A Large Group Home is a permissible special exception use in the R-200 zone. The proposal calls for construction in compliance with the development standards of the R-200 Zone and the Sandy Spring/Ashton Rural Village Overlay Zone. In addition, the Project proposes a road dedication totaling approximately 0.094 acres, in compliance with the Master Plan recommended Norwood Road right-of-way (p. 55). Further, as shown on the Preliminary Forest Conservation Plan, the Project proposes to preserve trees along the Property’s boundaries per the Master Plan’s recommended Environmental Resources Plan (p. 67). See Exhibit 6, Revised Preliminary Forest Conservation Plan/ Forest Conservation Notes & Details (Petitioner’s Exhibit “HH”). The existing single-family house and the proposed additions are physically attached.

- (4) The site plan meets all of the requirements of this overlay zone as well as the applicable requirements of the underlying zone (Sec 59-C-18.186)

The subject property is located in the R-200 Zone and in the Sandy Spring/Ashton Rural Village Overlay Zone. The proposal, as illustrated on the Special Exception Site Plan, Exhibit 5, is not in compliance with the Overlay Zone, which requires consistency with the Master Plan (see 3 above). The proposal is acceptable with respect to off-street parking and loading requirements for special exceptions in residential areas, as specified in Section 59-E 2.83, but a waiver of two parking spaces is needed based on the number of spaces required for a group home special exception as specified in Section 59-G-2.26 (3).

Parking Requirements Sec. 59-E 2.83, Sec. 59-E-3.7, and Sec. 59-G-2.26 (3):

	Required	Proposed
One (1) space per 2 residents	12 residents = 6 spaces	Nine (9) surface spaces, given that most of the residents will be under the legal driving age and/or will not own personal vehicles. This is a waiver of two (2) spaces as permitted under Sec. 59-G-2.26 (3)*
One (1) space per 2 employees	8 employees + 2 volunteers = 5 spaces (includes one space for persons with disabilities)	
Two spaces per dwelling unit	2 spaces	Three (3) garage spaces.
Front Setback	40 feet minimum	40 feet minimum
Side Setback	24 feet minimum	24 feet minimum
Rear Setback	30 feet minimum	30 feet minimum

* For a large group home, the Board may decrease the off-street parking where the method of operation or clientele indicates the decrease is warranted.

- (5) Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development (Sec 59-C-18.186)

The proposal is not compatible with existing development on contiguous and adjacent property. Uses of existing development include a single-family home and a veterinary hospital on adjoining property. Single-family residential and multi-family residential uses are on confronting property. The undeveloped lot on the north is zoned R-200 for single-family development. The proposal would adversely affect the quiet use and enjoyment of the contiguous property to the south because of noise and lighting impacts. The overall scale of the development, which adds 11,615 square feet of new space to a lot with an existing single-family home, is inconsistent with the preservation of rural character-- a priority of the Sandy Spring/Ashton Master Plan.

Special Exception General Conditions --Sec. 59-G-1.21 (a):

- (1) Is the proposed use a permissible special exception in the zone?

Per Section 1.31 of the Zoning Ordinance, a large group home is an authorized special exception use in the R-200 zone, subject to the provisions of Section 59-G.

- (2) Does the proposed special exception comply with the standards and requirements set forth for the use in Division 59-G-2? *The fact that a proposed use complies with all specific standards and requirements to grant a special exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a special exception to be granted.*

The proposed large group home complies with the standards and requirements set forth for such use in Section 59-G-2.26 of the Zoning Ordinance.

- (3) Will the proposed special exception be consistent with the general plan for the physical development of the District, including any master plan adopted by the Commission? *Any decision to grant or deny a special exception must be consistent with any recommendation in a master plan regarding the appropriateness of a special exception at a particular location. If the Planning Board or the Board's technical staff in its report on a special exception concludes that granting a particular special exception at a particular location would be inconsistent with the land use objectives of the applicable master plan, a decision to grant the special exception must include specific findings as to master plan consistency.*

The proposal is deemed inconsistent the land-use objectives of the Sandy Spring/Ashton Master Plan (see item 3 on page 6 of this report). Consistency with the approved and adopted master plan is a requirement of the Sandy Spring/Ashton Rural village Overlay Zone. This matter is fully discussed above with respect to the Overlay Zone.

- (4) Will the proposed special exception be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses?

Activity on the site will be residential in character, focusing on caring for, supervising and educating young boys who reside in the group home. The subject property is located at the penultimate residential lot north on Norwood Road before reaching MD 108, the main arterial road in this community; therefore, any traffic impacts of the proposed use would have negligible impact on neighborhood residential properties to the south. Based on the traffic engineer's statement

submitted by Petitioner, the proposed uses will generate fewer than 30 peak hour trips-- below the threshold requirement for a traffic study.

The nine (9) off-street parking spaces for the group home will be adequate to accommodate staff, volunteers and visitors, if, as Petitioner represents, most, if not all, of the boys will be below the age of 16 and therefore not driving. A van will be used to take the boys to and from school and other events. The Shady Spring/Ashton Master Plan encourages flexibility in parking requirements (p. 31). Parking should be reserved for staff, volunteers, service vehicles, and visitors.

The Master Plan recommends development design guidelines (p. 31) to help ensure that new development will maintain the small scale envisioned for the village centers. Among the guidelines are the following:

- Encourage use of traditional village design, such as height limits compatible with the Sandy Spring Historic District and buildings facing the main road.
- Encourage "active fronts" on buildings, such as porches and street entrances.
- Encourage a land use mix of stores and homes by maintaining the existing mix of commercial and residential zoning within the village centers.
- Create pedestrian "traffic" with uses and designs that invite frequent visits by all members of the community.
- Encourage use of the Sandy Spring Historic District as a source for design.
- Create small parking areas that are well landscaped, preserve trees, and compatible with nearby uses both day and night.
- Place most off-street parking out of view of common space and active fronts, rather than between buildings and the street.
- Provide lighting that is consistent with the area's character in terms of style, scale and intensity.

Petitioner asserts that the massing for the group home and the garage addition are in keeping with the standards for most single family dwellings in greater Montgomery County, and are reminiscent of some of the larger homes and semi-private manor houses in the Sandy Spring area. See Exhibit 7, Architectural Perspectives and Building Elevations (from Petitioner's Exhibit S). Staff does not agree, given the size of the additions and the inconsistency in the height of the structures on the lot itself.

Should this project move forward, Site Plan approval by the Planning Board is required by 59-C-18.183. (b) of the Sandy Spring/Ashton Rural village Overlay Zone. The following are among the required findings for approval of the site plan:

- Whether or not the proposed development substantially conforms with the design guidelines for new development contained in the approved and adopted Sandy Spring/Ashton Master Plan, and that
- Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

As discussed on pages 6 and 7 of this report with respect to the Overlay Zone, staff believes that the proposal is incompatible with existing adjacent development.

- (5) Will the proposed special exception be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone?

Petitioner provides comprehensive full-time supervision for all residents of the group home and has received praise from neighbors of its other group home operations in Baltimore City and Baltimore County for the manner in which its group homes respect and contribute to the community. However, the proximity of this facility to the home that encroaches onto the subject property, as well as the nature of the subsidiary uses proposed (pool and sports court) lead to the conclusion that the proposed use on this particular site would be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties.

- (6) Will the proposed special exception cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone?

The proposed group home use causes no impacts with respect to vibrations, fumes, odors or dust. Noises associated with the proposed use include those typical of young boys in residential areas, including outdoor play. Petitioner asserts that these noises are typically associated with the proposed use and, furthermore, are not objectionable and that the boys are to be supervised 24-hours a day. Staff is concerned, however, that the inclusion of both a pool and a large sports court could cause the noise impacts to be significant, even if the hours of use are limited.

Outdoor lighting is proposed for the recreation and parking areas. Although the lighting is designed to be environmentally friendly and to minimize impact on surrounding properties, staff notes that the illumination level along much of the property boundary exceeds the 0.1 footcandle requirement.

- (7) Will the proposed special exception, when evaluated in conjunction with existing and approved special exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of special exception uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area? *Special exception uses that are consistent with the recommendations of a master or sector plan do not alter the nature of an area.*

The proposed special exception use is residential and has been planned and designed to maintain the residential character of the area. The only other special exception use in the immediate residential neighborhood is the veterinary clinic directly to the west of the subject property. That use fronts on MD 108 instead of the more residential Norwood Road. There are several other special exception uses along MD 108 in the general vicinity; these include private riding stables, private clubs and an antique shop, all of which contribute to the rural residential character of the area.

- (8) Will the proposed special exception adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone?

The proposed use will have no adverse impacts on the health, safety or welfare of persons in the community. As mentioned above, the precedent established by Petitioner at other Aunt Hattie's place facilities indicates a commitment to making a positive contribution to the community. The other group homes operated by the Petitioner have received the support and recognition of neighbors and community leaders for the positive contributions to the young boys they serve and the community as a whole.

- (9) Will the proposed special exception be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities?

The proposed use will be served by adequate public facilities. The subject property fronts on Norwood Road and is near the intersection of Norwood Road and MD 108, which will be the main arterial road used for the transportation needs of the proposed use. The subject property is in water category W-1 and sewer category 5-1, and is currently served by these public facilities, which will be extended to the additional structures. Petitioner will require approval of an acceptable stormwater management plan from the Department of Permitting Services (DPS). Police and fire services are now available to the site.

The subject property is currently located in the Sherwood High School Cluster, and any residents attending public school would be scheduled to attend Sherwood High School, Farquhar Middle School and Sherwood Elementary School. Petitioner asserts that all schools in the Sherwood Cluster have "adequate" capacity according to the County's Annual Growth Policy-Schools Test for FY2006, which the County uses to determine adequacy of schools.

Special Exception General Development Standards – Sec. 59-G-1.23 and Sec. 59-G-1.26:

- (1) Development Standards. *Special exceptions are subject to the development standards of the applicable zone where the special exception is located, except when the standard is specified in Section G-1.23 or in Section G-2.*

The subject property is located in the R-200 Zone and in the Sandy Spring/Ashton Rural Village Overlay Zone. As discussed on pages 6 and 7 of this report with respect to the Overlay Zone, staff believes that the proposal is incompatible with existing adjacent development.

- (2) Parking requirements. *Special exceptions are subject to all relevant requirements of Article 59-E.*

The Project complies with all applicable off-street parking requirements contained in Article 59-E. The number of spaces required, however, is specifically addressed in the group home special exception standards of Section 59-G-2.26. Compliance with those standards are addressed in detail below at page 15.

The proposed off-street parking area allows for orderly and safe parking and storage of vehicles. As shown on the Special Exception Site Plan, Exhibit 5, there are nine (9) outdoor parking spaces and three (3) garage spaces. All spaces meet size requirements.

The parking area is located along the northern perimeter of the Property. Perimeter landscaping requirements of Section 59-E-2.72 are met by provision of a landscape strip at least four (4) feet wide and a shade tree is provided for at least every 40 feet of lot perimeter. The proposed parking area complies with the requirements for parking facilities within a residential zone contained in Section 59-E-2.8. Required setbacks and applicable screening and shading are shown on the Special Exception Site Plan, Exhibit 5. The parking area is screened with a 6-foot perimeter fence in compliance with Section 59-E-2.9.

- (3) Forest Conservation. *If a special exception is subject to Chapter 22A, the Board must consider the preliminary forest conservation plan required by that Chapter when approving the special exception application and must not approve a special exception that conflicts with the preliminary forest conservation plan.*

The Preliminary Forest Conservation Plan, Exhibit 6, demonstrates compliance with forest conservation requirements. There is an area of forest to the rear of the property that the applicant has agreed to place under a Class 1 Forest Conservation Easement.

- (4) Water quality plan. *If a special exception, approved by the Board, is inconsistent with an approved preliminary water quality plan, the applicant, before engaging in any land disturbance activities, must submit and secure approval of a revised water quality plan that the Planning Board and department find is consistent with the approved special exception. Any revised water quality plan must be filed as part of an application for the next development authorization review to be considered by the Planning Board, unless the Planning Department and the department find that the required revisions can be evaluated as part of the final water quality plan review.*

The Property does not lie within a special protection area, and is therefore not subject to the provisions of Chapter 19 of the County Code requiring a water quality plan.

- (5) Signs. *The display of a sign must comply with Article 59-F.*

The Project does not propose any signs.

- (6) Building compatibility in residential zones. *Any structure that is constructed, reconstructed or altered under a special exception in a residential zone must be well related to the surrounding area in its siting, landscaping, scale, bulk, height, materials, and textures, and must have a residential appearance where appropriate. Large building elevations must be divided into distinct planes by wall offsets or architectural articulation to achieve compatible scale and massing.*

Petitioner asserts that the massing for the group home and the garage addition are in keeping with the standards for most single family dwellings in greater Montgomery County, and are reminiscent of some of the larger homes and semi-private manor houses in the Sandy Spring area. Furthermore, the Petitioner presents that the design of the new structures will use the existing single-family house as a "bridge" between the two story elements of the additions to the site. Different mass and roof forms are used to differentiate the different uses on the site and create a composition of distinct building and functions-- not one large, massive whole. Use of materials on the various additions that are similar to those on the existing house helps to achieve a compatible visual transition from new structures to the existing house. See Exhibit 7, Architectural Perspectives and Building Elevations (from Petitioner's Exhibit S). Staff does not agree that the original house and proposed additions relate well to each other or to the surrounding area.

Site Plan approval by the Planning Board is required by 59-C-18.183. (b) of the Sandy Spring/Ashton Rural village Overlay Zone. The following are among the required findings for approval of the site plan:

- Whether or not the proposed development substantially conforms with the design guidelines for new development contained in the approved and adopted Sandy Spring/Ashton Master Plan, and that

- Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

The proposal is not compatible with existing adjacent development. Staff has serious reservations about the overall bulk of the project and the visual compatibility of the proposed structures with the existing single-family home.

- (7) Lighting in residential zones. *All outdoor lighting must be located, shielded, landscaped, or otherwise buffered so that no direct light intrudes into an adjacent residential property.*

Petitioner proposes to use four (4) Pechina 250-watt clear halogen lights in the sport court area and six (6) Arlington Series 100-watt Poststop luminaires in the pool and parking areas. Petitioner asserts that this lighting is designed to prevent spillover into the adjoining properties and maintain the residential character of the area while providing sufficient light for security purposes.

However, lighting levels at the boundary of the property along the proposed sport court and swimming pool reach 0.2- 0.6 foot candles. The swimming pool area, in particular, is situated approximately fifteen (15) feet from the north side of the neighbor's house and, therefore, could adversely impact the neighboring property with glare. The property to the north of the sport court is currently undeveloped and is zoned R-200 single-family.

- (8) Exterior appearance in residential zones. *A structure to be constructed, reconstructed or altered pursuant to a special exception in a residential zone must, whenever practicable, have the exterior appearance of a residential building of the type otherwise permitted and must have suitable landscaping, streetscaping, pedestrian circulation and screening consisting of planting or fencing whenever deemed necessary and to the extent required by the Board, the Hearing Examiner or the District Council. Noise mitigation measures must be provided as necessary.*

As stated above, Petitioner asserts that the massing for the group home and the garage addition are in keeping with the standards for most single family dwellings in greater Montgomery County, and are reminiscent of some of the larger homes and semi-private manor houses in the Sandy Spring area. Again, as discussed above, staff does not agree.

Landscaping and fencing are shown on Exhibit 8, Revised Landscape Plan and Plant List/ Landscape Plan Details (Petitioner's Exhibit "FF"). Petitioner asserts that landscaping will enhance the experience of the residents and also serve as a buffer from surrounding properties. The Landscape Plan, Exhibit 8, shows a combination of trees, shrubs, grasses and flowering plantings. Specifically, six (6) trees and forty-three (43) shrubs are added. There is a 6-foot solid "shadow box" wood fence around the perimeter of the property and requisite fences around the swimming pool (50 inch aluminum safety) and sport court (10 foot chain link safety) areas.

Local impacts of concern are the impact of lighting and noise on the neighbor to the south. The neighbor's house legally encroaches into the south side yard of the subject property. The proposed swimming pool is situated approximately fifteen (15) feet from the north side of the neighbor's house. Lighting levels along the proposed sport court and swimming pool reach 0.2 to 0.6 footcandles.

Large Group Home -- Section G-2.26:

- (1) That any property to be used for a group home is of sufficient size to accommodate the proposed number of residents and staff.

Petitioner represents that the proposal conforms to all requirements. Approval should be conditioned upon meeting all state and county licensing requirements.

- (2) That the site to be used as a group home for children provide ample outdoor play space, free from hazard and appropriately equipped for the age and number of children to be cared for.

The proposed group home is subject to licensing requirements. Petitioner proposes a swimming pool approximately 30' by 15' in size with surrounding pool deck. To the rear of the house, there is a multi-purpose sport court approximately 85' by 50' to be used for basketball, floor hockey, soccer, tennis and/or other recreational activities. Each facility has an appropriate safety fence. The site also has a significant amount of undeveloped forested land. The outdoor play space appears adequate to serve the twelve (12) residents.

- (3) That off-street parking must be provided in the amount of one parking space for every 2 residents and one space for every 2 employees on the largest work shift. The Board may decrease the off-street parking where the method of operation or clientele indicates the decrease is warranted.

Petitioner states, there are up to eight (8) staff persons on the Property, including:

- Executive Staff: Executive Director, Program Manager, Education Coordinator, Secretary
- Two (2) Counselors
- Clinical Social Worker
- Cook/ Housekeeper

In addition, there may be up to (2) volunteers at the group home at any given time, providing care services or enrichment programs. As described in detail above, the nine (9) off-street spaces designated for the group home are adequate, but only if use is restricted to staff, volunteers, service vehicles and visitors. The residents of the group home will either be too young to drive or will not have vehicles of their own that need to be parked on site.

COMMUNITY OPINION

Over 125 letters and e-mail have been received to date. Over 60 of them, or approximately 50 percent, are from residents in the immediate vicinity of the proposed special exception. Most of the communication from outside the immediate vicinity came from parties in the Baltimore area who are familiar with the other Aunt Hattie's Place facilities. Local letters, 63 at last count, were split with 44 in support and 19 in opposition. Most of the letters and e-mail in opposition raise concerns about whether the proposal is consistent with the Master Plan, how special exception uses are changing the character of the community, and the adverse traffic impact of the proposal on the neighborhood. A small number of the communications expressed concern about potential deleterious affect on property values.

CONCLUSION

Staff recommends denial of the special exception for three (3) reasons:

1. Failure to meet Zoning Ordinance requirements
2. Inconsistency with the Shady Spring /Ashton Master Plan, and
3. Incompatibility with the neighborhood.

A fundamental staff concern, despite assurances by the Department of Permitting Services to the contrary, is that implementation of the proposal would result in two uses that are firewall separated and have no interior connection, thus establishing the undesirable precedent of approving two residences on a single-family lot. A finding of inconsistency with the Master Plan is predicated upon a 50 percent increase in impervious surface coverage over what currently exists, a significant increase in overall bulk square footage, and unresolved issues with respect to the visual compatibility of competing architectural styles. Incompatibility with the neighborhood focuses on the deleterious impacts of excessive noise and light on neighboring properties, especially the neighbors' house to the south of the subject property. Safety with respect to substandard driveway curb cut separation is an additional concern.

LIST OF EXHIBITS

- 1.0 **Exhibit 1**: Site and Vicinity Map
- 2.0 **Exhibit 2**: Circuit Court Order dated September 19, 2005 (Petitioner's Exhibit "V")
- 3.0 **Exhibit 3**: Existing Site Exhibit (Petitioner's Exhibit "II")
- 4.0 **Exhibit 4**: Demolition Exhibit (Petitioner's Exhibit "JJ")
- 5.0 **Exhibit 5**: Special Exception Site Plan (Petitioner's Exhibit "O")
- 6.0 **Exhibit 6**: Revised Preliminary Forest Conservation Plan/ Forest Conservation Notes & Details (Petitioner's Exhibit "HH")
- 7.0 **Exhibit 7**: Architectural Perspectives and Building Elevations
- 8.0 **Exhibit 8**: Revised Landscape Plan and Plant List/ Landscape Plan Details (Petitioner's Exhibit "FF")

LIST OF APPENDICES

- 1.0 Excerpt from the Article 59-G of the Montgomery County Zoning Ordinance Pertaining to Special Exceptions
- 2.0 Excerpt from the Article 59-C of the Montgomery County Zoning Ordinance Pertaining to the Sandy Spring/Ashton Rural Village Overlay Zone

APPENDICES

APPENDIX 1.0 Excerpt from the Article 59-G of the Montgomery County Zoning Ordinance Pertaining to Special Exceptions

ARTICLE 59-G. SPECIAL EXCEPTIONS, VARIANCES, AND NONCONFORMING USES

DIVISION 59-G-1. SPECIAL EXCEPTIONS-AUTHORITY AND PROCEDURE

Sec. 59-G-1.2. Conditions for granting

59-G-1.2.1. Standard for evaluation

A special exception must not be granted without the findings required by this Article. In making these findings, the Board of Appeals, Hearing Examiner, or District Council, as the case may be, must consider the inherent and non-inherent adverse effects of the use on nearby properties and the general neighborhood at the proposed location, irrespective of adverse effects the use might have if established elsewhere in the zone. Inherent adverse effects are the physical and operational characteristics necessarily associated with the particular use, regardless of its physical size or scale of operations. Inherent adverse effects alone are not a sufficient basis for denial of a special exception. Non-inherent adverse effects are physical and operational characteristics not necessarily associated with the particular use, or adverse effects created by unusual characteristics of the site. Non-inherent adverse effects, alone or in conjunction with inherent adverse effects, are a sufficient basis to deny a special exception.

59-G-1.21. General conditions

- (a) A special exception may be granted when the Board, the Hearing Examiner, or the District Council, as the case may be, finds from a preponderance of the evidence of record that the proposed use:
 - (1) Is a permissible special exception in the zone.
 - (2) Complies with the standards and requirements set forth for the use in Division 59-G-2. The fact that a proposed use complies with all specific standards and requirements to grant a special exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a special exception to be granted.

- (3) Will be consistent with the general plan for the physical development of the District, including any master plan adopted by the Commission. Any decision to grant or deny a special exception must be consistent with any recommendation in a master plan regarding the appropriateness of a special exception at a particular location. If the Planning Board or the Board's technical staff in its report on a special exception concludes that granting a particular special exception at a particular location would be inconsistent with the land use objectives of the applicable master plan, a decision to grant the special exception must include specific findings as to master plan consistency.
- (4) Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses.
- (5) Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.
- (6) Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.
- (7) Will not, when evaluated in conjunction with existing and approved special exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of special exception uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area. Special exception uses that are consistent with the recommendations of a master or sector plan do not alter the nature of an area.
- (8) Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.
- (9) Will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities.
 - (i) If the special exception use requires approval of a preliminary plan of subdivision the adequacy of public facilities must be determined by the Planning Board at the time of subdivision review. In that case, subdivision approval must be included as a condition of the special exception. If the special exception does not require approval of a

preliminary plan of subdivision, the adequacy of public facilities must be determined by the Board of Appeals when the special exception is considered. The adequacy of public facilities review must include the Local Area Transportation Review and the Policy Area Transportation Review, as required in the applicable Annual Growth Policy.

- (ii) With regard to findings relating to public roads, the Board, the Hearing Examiner, or the District Council, as the case may be, must further determine that the proposal will not reduce the safety of vehicular or pedestrian traffic.
- (b) Nothing in this Article relieves an applicant from complying with all requirements to obtain a building permit or any other approval required by law. The Board's finding of any facts regarding public facilities does not bind any other agency or department which approves or licenses the project.
- (c) The applicant for a special exception has the burden of proof to show that the proposed use satisfies all applicable general and specific standards under this Article. This burden includes the burden of going forward with the evidence, and the burden of persuasion on all questions of fact.

59-G-1.22. Additional requirements.

- (a) The Board, the Hearing Examiner, or the District Council, as the case may be, may supplement the specific requirements of this Article with any other requirements necessary to protect nearby properties and the general neighborhood.
- (b) Using guidance by the Planning Board, the Board, the Hearing Examiner, or the District Council, as the case may be, may require a special exception to comply with Division 59-D-3 if:
 - (1) The property is in a zone requiring site plan approval, or
 - (2) The property is not in a zone requiring site plan approval, but the Planning Board has indicated that site plan review is necessary to regulate the impact of the special exception on surrounding uses because of disparity in bulk or scale, the nature of the use, or other significant factors.

59-G-1.23. General development standards.

- (a) **Development Standards.** Special exceptions are subject to the development standards of the applicable zone where the special exception is located, except when the standard is specified in Section G-1.23 or in Section G-2.

- (b) **Parking requirements.** Special exceptions are subject to all relevant requirements of Article 59-E.
- (c) **Minimum frontage.** In the following special exceptions the Board may waive the requirement for a minimum frontage at the street line if the Board finds that the facilities for ingress and egress of vehicular traffic are adequate to meet the requirements of section 59-G-1.21:
 - (1) Rifle, pistol and skeet-shooting range, outdoor.
 - (2) Sand, gravel or clay pits, rock or stone quarries.
 - (3) Sawmill.
 - (4) Cemetery, animal.
 - (5) Public utility buildings and public utility structures, including radio and T.V. broadcasting stations and telecommunication facilities.
 - (6) Equestrian facility.
 - (7) Heliport and helistop.
- (d) **Forest conservation.** If a special exception is subject to Chapter 22A, the Board must consider the preliminary forest conservation plan required by that Chapter when approving the special exception application and must not approve a special exception that conflicts with the preliminary forest conservation plan.
- (e) **Water quality plan.** If a special exception, approved by the Board, is inconsistent with an approved preliminary water quality plan, the applicant, before engaging in any land disturbance activities, must submit and secure approval of a revised water quality plan that the Planning Board and department find is consistent with the approved special exception. Any revised water quality plan must be filed as part of an application for the next development authorization review to be considered by the Planning Board, unless the Planning Department and the department find that the required revisions can be evaluated as part of the final water quality plan review.
- (f) **Signs.** The display of a sign must comply with Article 59-F.
- (g) **Building compatibility in residential zones.** Any structure that is constructed, reconstructed or altered under a special exception in a residential zone must be well related to the surrounding area in its siting, landscaping, scale, bulk, height, materials, and textures, and must have a residential appearance where appropriate. Large building elevations must be divided into distinct planes by wall offsets or architectural articulation to achieve compatible scale and massing.
- (h) **Lighting in residential zones.** All outdoor lighting must be located, shielded, landscaped, or otherwise buffered so that no direct light intrudes into an adjacent residential property. The following lighting standards must be met unless the Board requires different standards for a recreational facility or to improve public safety:

- (1) Luminaires must incorporate a glare and spill light control device to minimize glare and light trespass.
- (2) Lighting levels along the side and rear lot lines must not exceed 0.1 foot candles.

59-G-1.26. Exterior appearance in residential zones.

A structure to be constructed, reconstructed or altered pursuant to a special exception in a residential zone must, whenever practicable, have the exterior appearance of a residential building of the type otherwise permitted and must have suitable landscaping, streetscaping, pedestrian circulation and screening consisting of planting or fencing whenever deemed necessary and to the extent required by the Board, the Hearing Examiner or the District Council. Noise mitigation measures must be provided as necessary.

Sec. 59-G-2.26. Group home, large.

- (b) **When allowed.** In addition to the general conditions required in division 59-G-1, a group home may be allowed upon a finding by the Board of Appeals:
 - (1) That any property to be used for a group home is of sufficient size to accommodate the proposed number of residents and staff.
 - (2) That the site to be used as a group home for children provide ample outdoor play space, free from hazard and appropriately equipped for the age and number of children to be cared for.
 - (3) That off-street parking must be provided in the amount of one parking space for every 2 residents and one space for every 2 employees on the largest work shift. The Board may decrease the off-street parking where the method of operation or clientele indicates the decrease is warranted.
- (c) **Decision to be expedited.** In order to expedite a decision regarding a proposed group residential facility, the Board must give priority consideration in scheduling a public hearing and in deciding petitions for such a facility.

APPENDIX 2.0 Excerpt from the Article 59-C of the Montgomery County Zoning Ordinance Pertaining to the Sandy Spring/Ashton Rural Village Overlay Zone

Sec. 59-C-18.18. Sandy Spring/Ashton Rural Village Overlay Zone.

59-C-18.181. Purpose.

It is the purpose of this overlay zone to:

- (a) Preserve and enhance the rural village character of the Sandy Spring and Ashton village centers by ensuring an attractive and traditional pattern of houses, commercial establishments, open spaces and their relationship to roadways.
- (b) Encourage a compatible relationship between new or expanded houses or businesses and traditional neighboring structures that reflects the best of local village character, particularly in terms of scale, siting, design features, and orientation on the site.

59-C-18.182. Regulations.

Lots developed under this overlay zone must be connected to a community water and sewerage system, unless it can be demonstrated that at the time of subdivision that limited number of lots on a private well and septic facility within the development will provide a more beneficial subdivision design because of environmental or compatibility reasons.

(a) Development standards residential zones:

- (1) Land uses. All uses as allowed in the underlying zone as set forth in Sec. 59-C- 1.31.
- (2) Development standards. The development standards are the same as those in the underlying zones, except as follows:
 - (A) Density of development: The density of development cannot exceed the standards for the underlying zone as set forth in the cluster provisions of Sec. 59-C-1.533.
 - (B) Minimum net lot area: If development proceeds under the standards of the zone as set forth in Sec. 59-C-1, the standards for the zone apply and site plan review will not be required.

Lot sizes down to 3,000 square feet may be approved by the Planning Board, including zero side yard setbacks on one side, upon a showing that the resulting development will be consistent with the guidelines of the master plan. Site plan review in accordance with the provisions of Sec. 59-C-18.174 is required.

(C) Building height: A main building must not exceed a height of 35 feet.

59-C-18.183. Procedure for application and approval.

A site plan for any development in the Sandy Spring/Ashton Rural Village Overlay Zone must be approved under the provisions of Section 59-C-18.174 except for a one-family detached residential house developed in accordance with the provisions of Division 59-C-1. Development includes the following:

- (a) Construction of a new building;
- (b) Additions and other exterior improvements to existing buildings that increase the amount of gross floor area on a site; and
- (c) Additions of off-street parking spaces or revisions to parking facilities that would otherwise require the approval of a new parking facilities plan under Section 59-E-4.1.

59-C-18.185. Off-street parking and loading.

Parking must be provided in accordance with the provisions of Division 59-E with the following exceptions:

- (a) In the course of site plan review, the Planning Board may allow some on-street parking to fulfill the requirement for off-street parking to enhance compatibility, provide additional green space and reduce impervious coverage.
- (b) Properties in a residential zone that are designated in the Sandy Spring/Ashton Master Plan as suitable for mixed use or non-residential use may be utilized for off-street parking in connection with commercial uses without the necessity for approval of a special exception under Sec. 59-G-2.39.

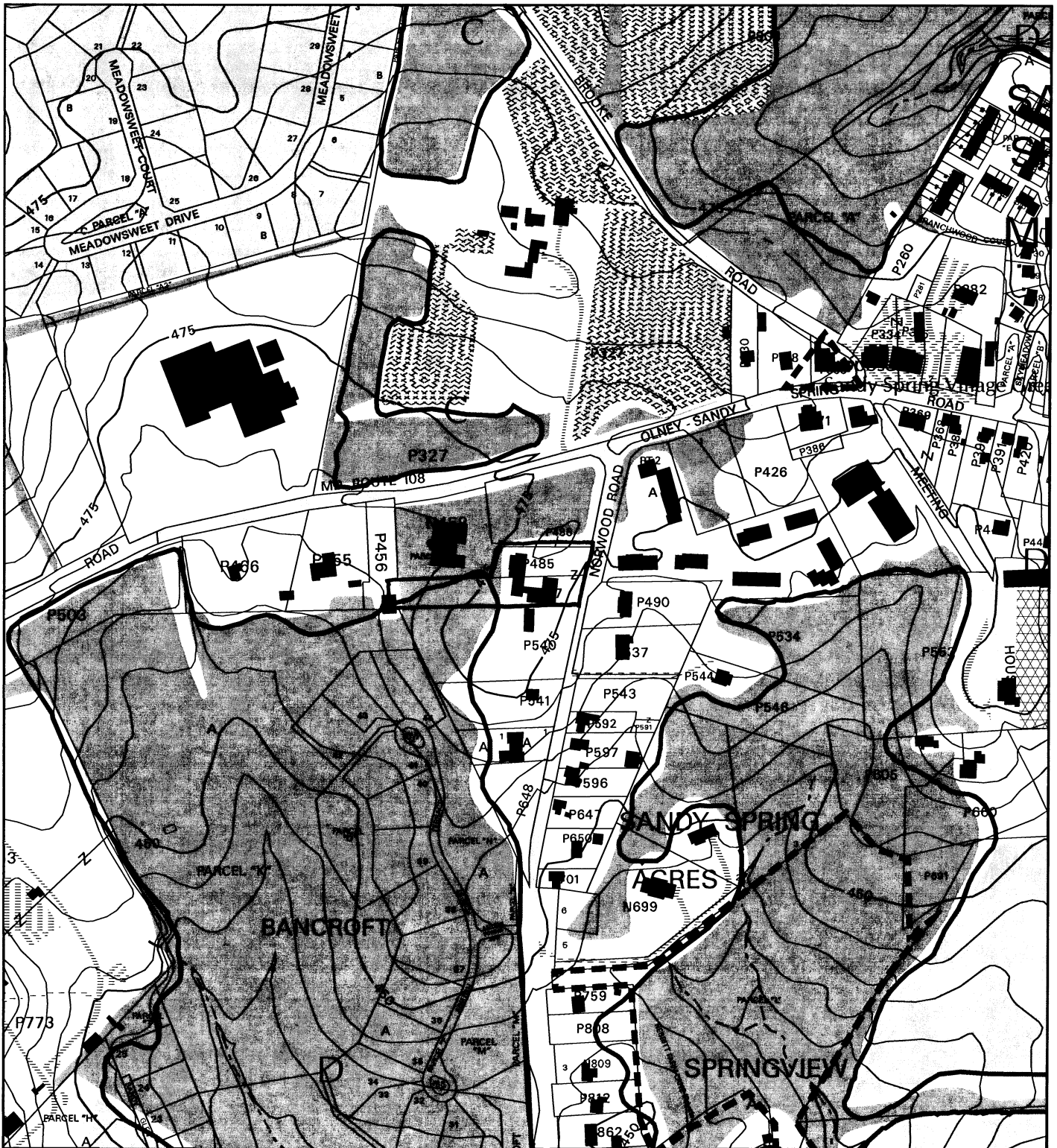
The Sandy Spring/Ashton Rural Village Overlay Zone encourages the parking of vehicles in the side or rear yards. In addition, in order to reduce access points and thereby enhance safety, adjoining parking facilities may be required to provide internal connections. In exceptional circumstances, limited parking may be allowed in the front yard.

59-C-18.186. Planning Board approval.

The procedures for Planning Board approval under Section 59-D-3.4 are modified for this overlay zone to require the following additional findings:

- (a) The site plan is consistent with the recommendations in the approved and adopted Sandy Spring/Ashton Master Plan;
- (b) The site plan meets all of the requirements of this overlay zone as well as the applicable requirements of the underlying zone; and
- (c) Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

AUNT HATTIE'S PLACE (S-2671)



Map compiled on August 17, 2006 at 1:33 PM | Site located on base sheet no - 224NW01

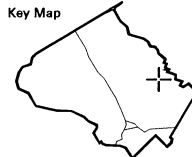
NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland -National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



Research & Technology Center



1 inch = 400 feet
1 : 4800

Exhibit 2

IN THE CIRCUIT COURT FOR MONTGOMERY COUNTY, MARYLAND

HATTIE WASHINGTON, DR. :

Plaintiff :

vs. :

Case No. V251903

HOSEIN SHAHPARVARI :

Defendant :

ORDER

This matter having come on for hearing on Plaintiff's Complaint to Quiet Title on September 6, 2005, and Defendant's Counter-Complaint to Quiet Title, for Declaratory Relief, and for Equitable and Other Relief; testimony having been taken, and the entire proceedings having been considered; it is this 7th day of September, 2005, by the Circuit Court for Montgomery County, Maryland,

ORDERED that the relief requested by Plaintiff, Dr. Hattie Washington, in Count One of Plaintiff's Complaint to Quiet Title is hereby granted as to Plaintiff's demand for declaration that Plaintiff has the true and absolute ownership and the right of disposition of the property, and improvements thereon, known as 17734 Norwood Road, Sandy Spring, Maryland 20860, described in the "Boundary Survey" of December 30, 2002, performed by William T. Matthews, Ruxton Design Corporation, Maryland Registered Surveyor No. 134, and by the deeds of record in the land records for Montgomery County at Liber-21634/Folio-207, Liber-734/Folio-473; and Liber-762/Folio-360, except as herein provided; and it is further

ORDERED that Defendant, Hosein Shahparvari, is enjoined from asserting any claim, at law or otherwise, to the above-described property, except as herein provided; and it is further

ENTERED

SEP 19 2005

Clerk of the Circuit Court
Montgomery County, Md.

ORDERED that Defendant's oral motion for judgment as to the relief requested in Counts Two (trespass to land) and Three (trover and conversion) of Plaintiff's Complaint to Quiet Title, is hereby granted; and Plaintiff is denied any compensatory damages; and it is further

ORDERED that the relief requested by Defendant in Count One of Defendant's Counter-Complaint to Quiet Title, for Declaratory Relief, and for Equitable and Other Relief is hereby denied as to Defendant's action to quiet title by adverse possession to the "side yard setback" of seven and one-half (7.5) feet; and it is further

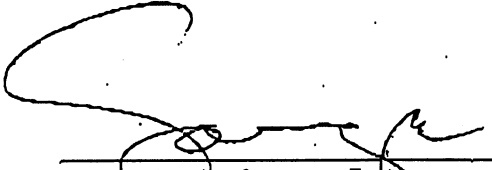
ORDERED that the relief requested by Defendant in Count Two of Defendant's Counter-Complaint to Quiet Title, for Declaratory Relief, and for Equitable and Other Relief is hereby granted as to the property occupied by the present residential dwelling of Defendant, such that Defendant is entitled by adverse possession to an easement appurtenant to Defendant's property for so long as Defendant's present residential dwelling occupies the Plaintiff's property; this easement ceases to exist at such time as the Defendant's present residential dwelling is no longer located on the Plaintiff's property, and it is further

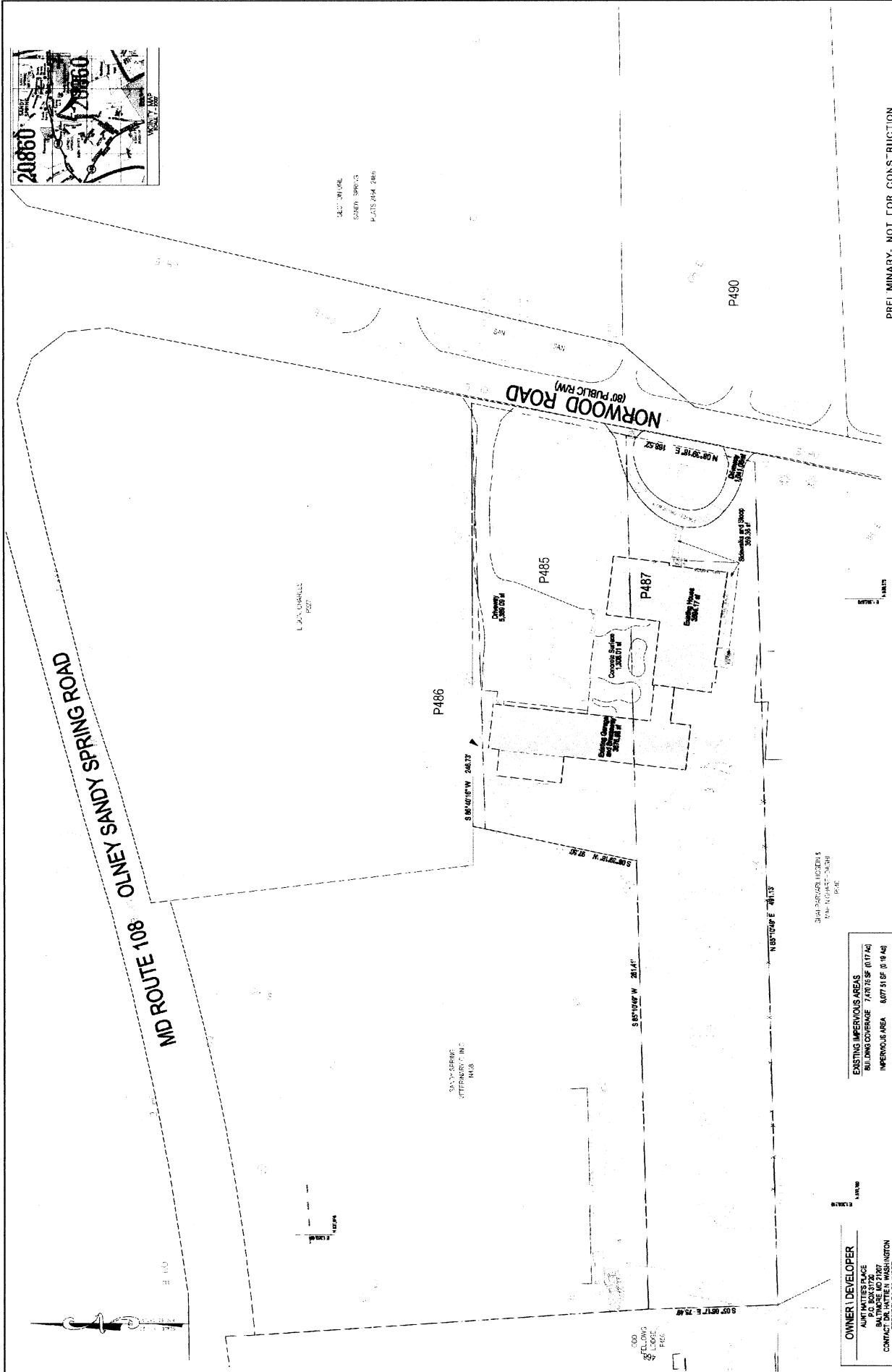
ORDERED that Plaintiff is equitably estopped from any action for ejectment, or encroachment or trespass, for so long as Defendant's present residential dwelling continues to occupy the Plaintiff's property.

ENTERED

SEP 19 2005

Clerk of the Circuit Court
Montgomery County, Md.


Katherine D. Savage, Judge
Circuit Court for
Montgomery County, Maryland



OWNER / DEVELOPER
 AUNT HATTIE'S PLACE
 P.O. BOX 8770
 CONTACT DR. HATTIE WASHINGTON
 PRESIDENT & FOUNDER
 (301) 561-5472

EXISTING IMPERVIOUS AREAS
 BUILDING COVERAGE 7417.5 SF (81.14%)
 IMPERVIOUS AREA 8077.51 SF (81.94%)
 TOTAL 15,495.01 SF (15.38 AC)
 26% of Great Tract Area

PRELIMINARY - NOT FOR CONSTRUCTION

EXISTING SITE EXHIBIT
 AUNT HATTIE'S PLACE
 PARCELS 485, 486, AND 487
 8TH COLONY ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

WATER UTILITY SITE

713	1300
221 MW 1	221 MW 1
221 MW 2	221 MW 2

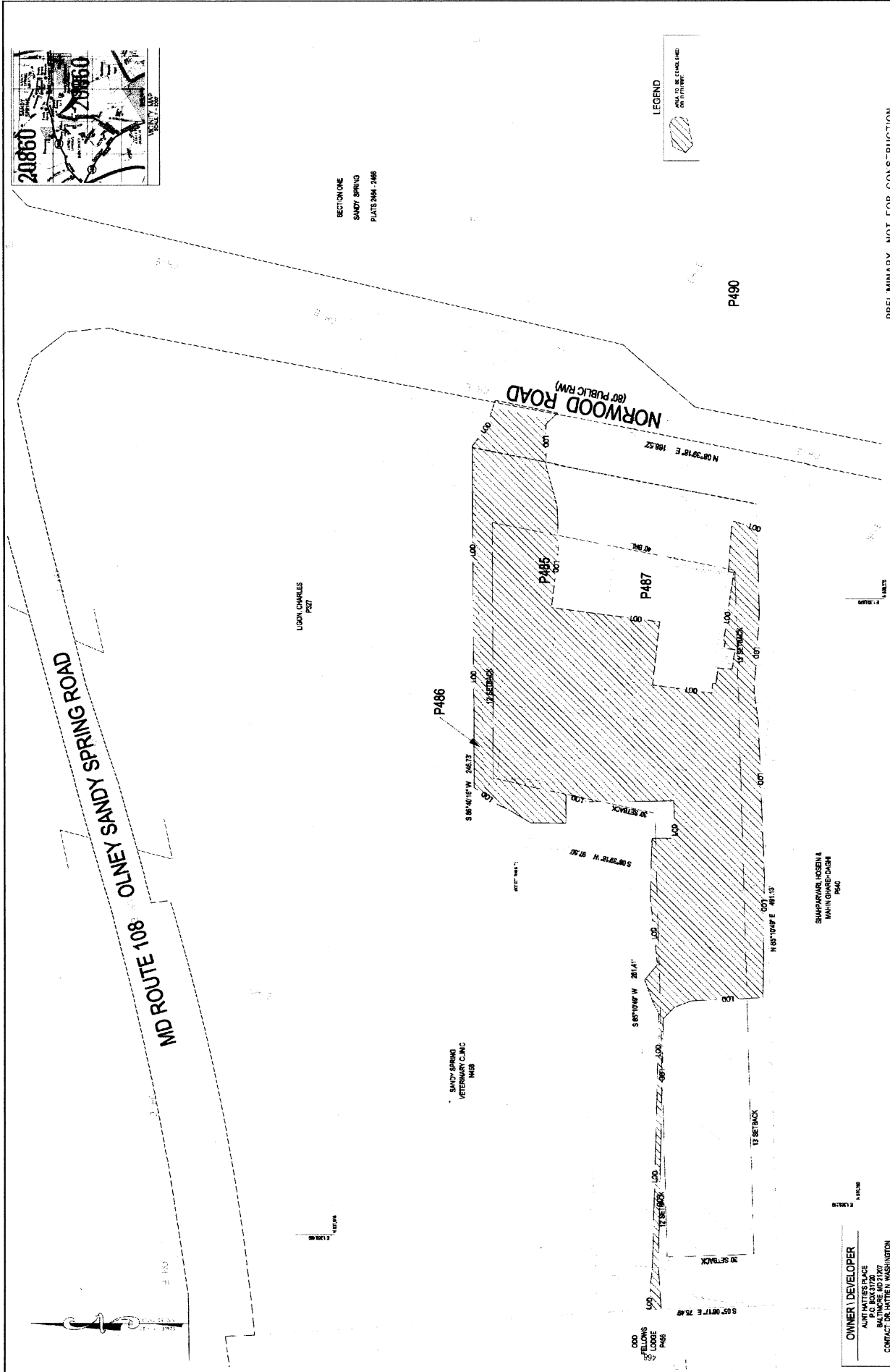
OWNER'S REPRESENTATIVE
 1. [Name] [Address] [City, State, Zip]

DATE 10/11/2011

SCALE 1" = 20'

PROJECT NO. 1018-00-00

DATE 10/11/2011



SECTION ONE
SANDY SPRING
PLATS 244, 246

LOCAL CIRCLES
PCP

LEGEND
AREA TO BE DEMOLISHED
OR REMOVED

PRELIMINARY - NOT FOR CONSTRUCTION

DEMOLITION EXHIBIT

AUNT HATTIE'S PLACE
PARCELS 485, 486, AND 487
8TH COLONY ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

MISSILE UTILITY NOTE
THIS PLAN IS A PRELIMINARY DEMOLITION EXHIBIT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD PLANS AND FIELD SURVEY. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE	BY	REVISION
07/13/2010	JM	ISSUE FOR PERMITS
07/13/2010	JM	ISSUE FOR PERMITS
07/13/2010	JM	ISSUE FOR PERMITS
07/13/2010	JM	ISSUE FOR PERMITS

OWNER / DEVELOPER
AUNT HATTIE'S PLACE
P.O. BOX 81720
BETHESDA, MD 20818
CONTACT: JAMES M. WASHINGTON
PRESIDENT & FOUNDER
(410) 267-2472

SHAWNEE WOODS
MANICURE SHOP
P488

SANDY SPRING
VETERINARY CLINIC
P486

DEVELOPER'S OFFICE
100 FELLOWS
LODGE
P485

1. RECORDED PERMITS COMMENTS
1. RECORDED PERMITS COMMENTS

DATE: 07/13/2010

PROJECT: 100 FELLOWS LODGE

SCALE: AS SHOWN

PROJECT NUMBER: 100 FELLOWS LODGE

DATE: 07/13/2010

PROJECT: 100 FELLOWS LODGE

SCALE: AS SHOWN

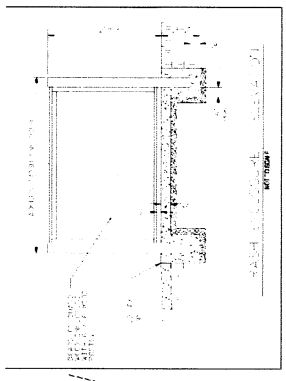
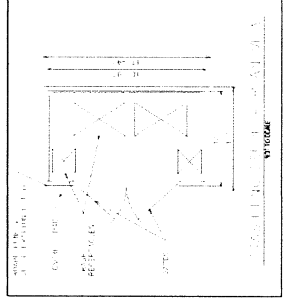
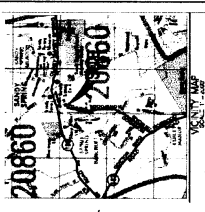
PROJECT NUMBER: 100 FELLOWS LODGE

DATE: 07/13/2010

PROJECT: 100 FELLOWS LODGE

SCALE: AS SHOWN

PROJECT NUMBER: 100 FELLOWS LODGE

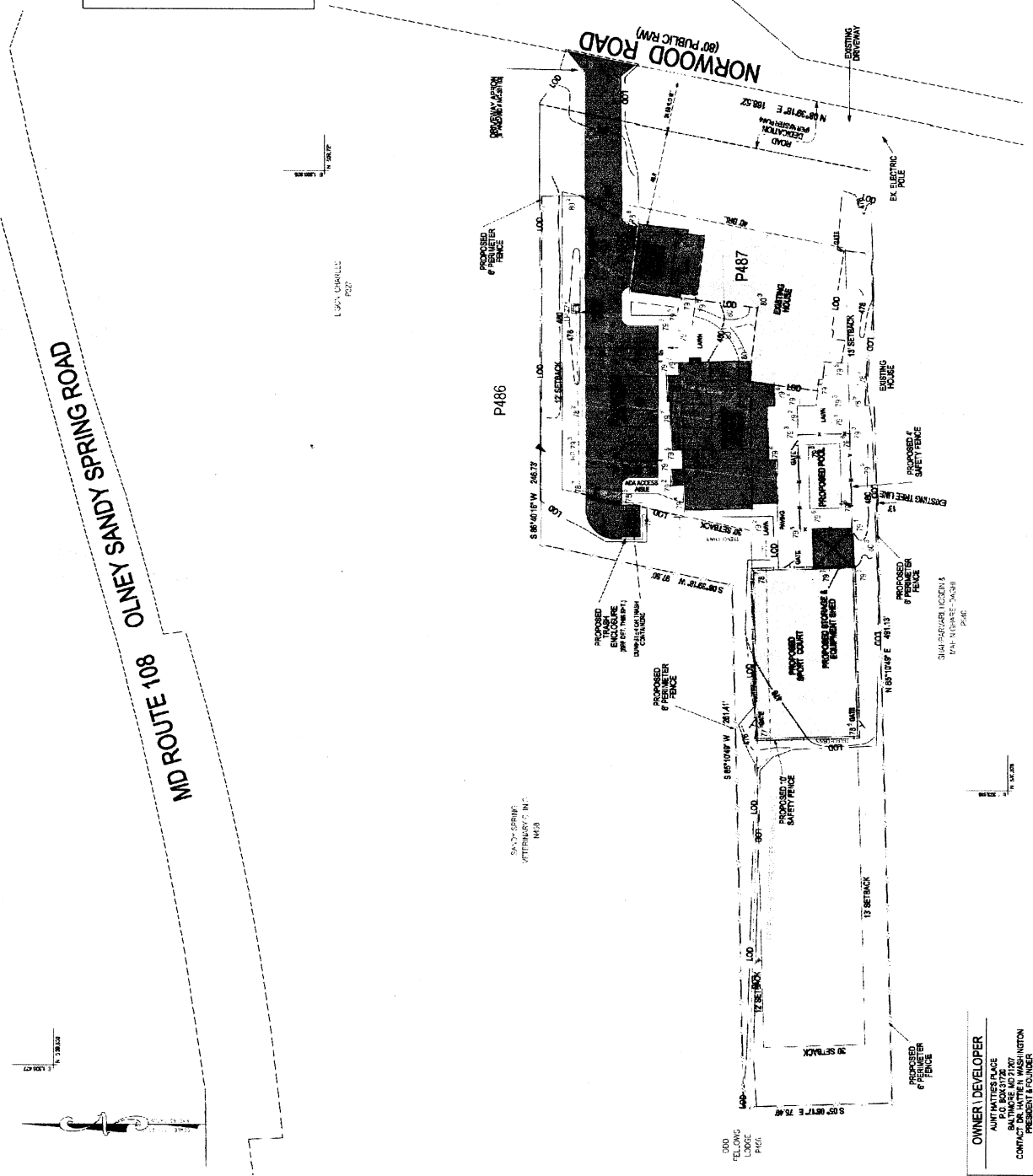


GENERAL NOTES

1. Owner: Aunt Hattie's Place, 117, 2005
2. Project: Aunt Hattie's Place, 117, 2005
3. The Project: Aunt Hattie's Place, 117, 2005
4. The Project: Aunt Hattie's Place, 117, 2005
5. The Project: Aunt Hattie's Place, 117, 2005
6. The Project: Aunt Hattie's Place, 117, 2005
7. The Project: Aunt Hattie's Place, 117, 2005
8. The Project: Aunt Hattie's Place, 117, 2005
9. The Project: Aunt Hattie's Place, 117, 2005
10. The Project: Aunt Hattie's Place, 117, 2005
11. The Project: Aunt Hattie's Place, 117, 2005
12. The Project: Aunt Hattie's Place, 117, 2005
13. The Project: Aunt Hattie's Place, 117, 2005
14. The Project: Aunt Hattie's Place, 117, 2005
15. The Project: Aunt Hattie's Place, 117, 2005

DEVELOPMENT STANDARDS

1. 20' Setback	2. 10' Setback	3. 5' Setback	4. 0' Setback
5. 10' Setback	6. 5' Setback	7. 0' Setback	8. 0' Setback
9. 0' Setback	10. 0' Setback	11. 0' Setback	12. 0' Setback
13. 0' Setback	14. 0' Setback	15. 0' Setback	16. 0' Setback
17. 0' Setback	18. 0' Setback	19. 0' Setback	20. 0' Setback
21. 0' Setback	22. 0' Setback	23. 0' Setback	24. 0' Setback
25. 0' Setback	26. 0' Setback	27. 0' Setback	28. 0' Setback
29. 0' Setback	30. 0' Setback	31. 0' Setback	32. 0' Setback
33. 0' Setback	34. 0' Setback	35. 0' Setback	36. 0' Setback
37. 0' Setback	38. 0' Setback	39. 0' Setback	40. 0' Setback
41. 0' Setback	42. 0' Setback	43. 0' Setback	44. 0' Setback
45. 0' Setback	46. 0' Setback	47. 0' Setback	48. 0' Setback
49. 0' Setback	50. 0' Setback	51. 0' Setback	52. 0' Setback
53. 0' Setback	54. 0' Setback	55. 0' Setback	56. 0' Setback
57. 0' Setback	58. 0' Setback	59. 0' Setback	60. 0' Setback
61. 0' Setback	62. 0' Setback	63. 0' Setback	64. 0' Setback
65. 0' Setback	66. 0' Setback	67. 0' Setback	68. 0' Setback
69. 0' Setback	70. 0' Setback	71. 0' Setback	72. 0' Setback
73. 0' Setback	74. 0' Setback	75. 0' Setback	76. 0' Setback
77. 0' Setback	78. 0' Setback	79. 0' Setback	80. 0' Setback
81. 0' Setback	82. 0' Setback	83. 0' Setback	84. 0' Setback
85. 0' Setback	86. 0' Setback	87. 0' Setback	88. 0' Setback
89. 0' Setback	90. 0' Setback	91. 0' Setback	92. 0' Setback
93. 0' Setback	94. 0' Setback	95. 0' Setback	96. 0' Setback
97. 0' Setback	98. 0' Setback	99. 0' Setback	100. 0' Setback



MISS. UTILITY NOTE

ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES ARE NOT GUARANTEED. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION.

OWNER / DEVELOPER

AUNT HATTIE'S PLACE
 117, 2005
 CONTACT: DAVID HATTIE, WASHINGTON
 PRESIDENT & FOUNDER
 410-301-5472

REVISIONS

NO.	DATE	DESCRIPTION
1	7/13	ISSUED FOR PERMITS
2	7/13	ISSUED FOR PERMITS
3	7/13	ISSUED FOR PERMITS
4	7/13	ISSUED FOR PERMITS
5	7/13	ISSUED FOR PERMITS

REVISIONS

NO.	DATE	DESCRIPTION
1	7/13	ISSUED FOR PERMITS
2	7/13	ISSUED FOR PERMITS
3	7/13	ISSUED FOR PERMITS
4	7/13	ISSUED FOR PERMITS
5	7/13	ISSUED FOR PERMITS

REVISIONS

NO.	DATE	DESCRIPTION
1	7/13	ISSUED FOR PERMITS
2	7/13	ISSUED FOR PERMITS
3	7/13	ISSUED FOR PERMITS
4	7/13	ISSUED FOR PERMITS
5	7/13	ISSUED FOR PERMITS

REVISIONS

NO.	DATE	DESCRIPTION
1	7/13	ISSUED FOR PERMITS
2	7/13	ISSUED FOR PERMITS
3	7/13	ISSUED FOR PERMITS
4	7/13	ISSUED FOR PERMITS
5	7/13	ISSUED FOR PERMITS

REVISIONS

NO.	DATE	DESCRIPTION
1	7/13	ISSUED FOR PERMITS
2	7/13	ISSUED FOR PERMITS
3	7/13	ISSUED FOR PERMITS
4	7/13	ISSUED FOR PERMITS
5	7/13	ISSUED FOR PERMITS

REVISIONS

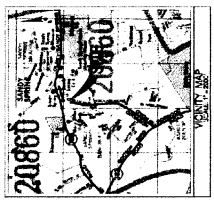
NO.	DATE	DESCRIPTION
1	7/13	ISSUED FOR PERMITS
2	7/13	ISSUED FOR PERMITS
3	7/13	ISSUED FOR PERMITS
4	7/13	ISSUED FOR PERMITS
5	7/13	ISSUED FOR PERMITS

PRELIMINARY - NOT FOR CONSTRUCTION

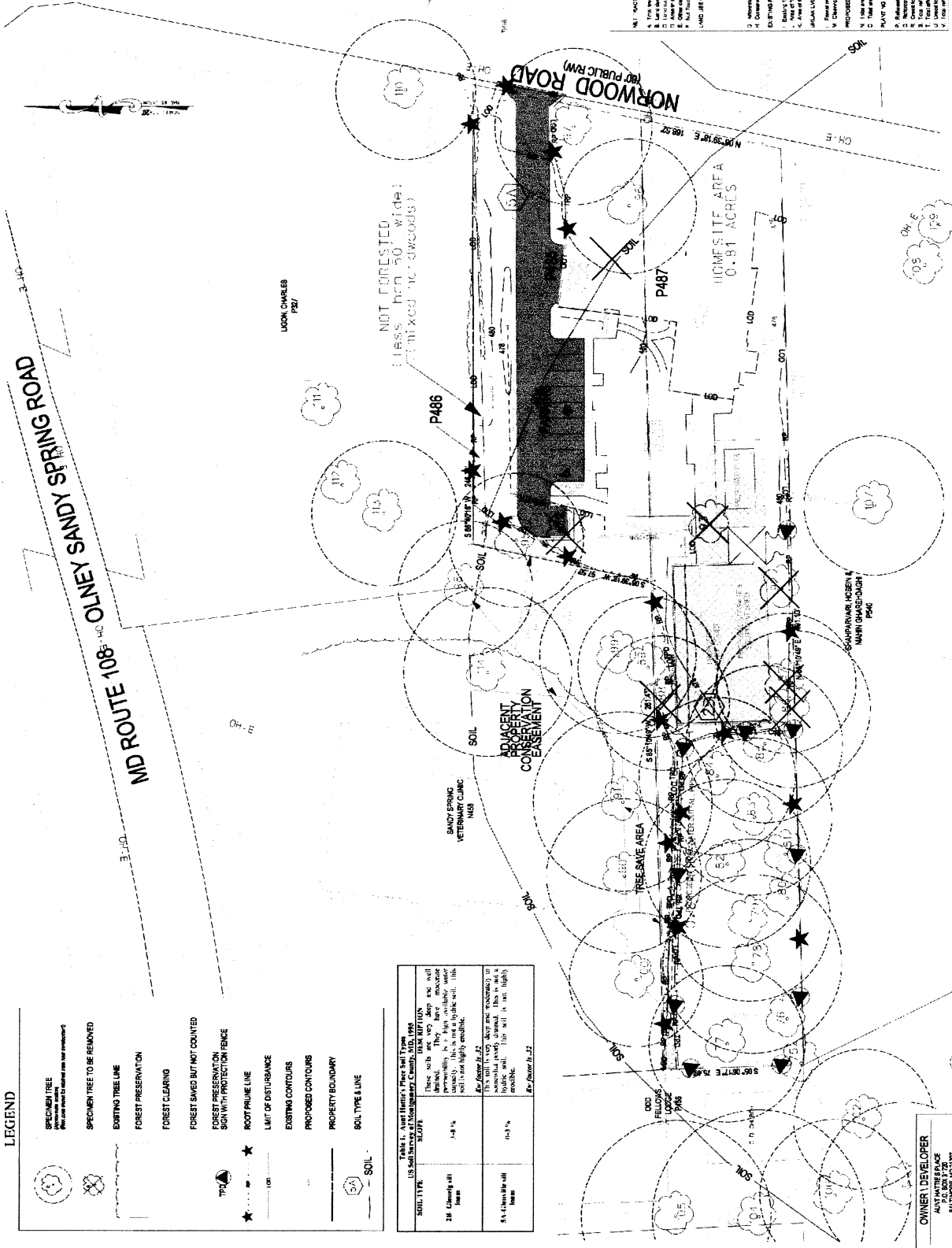
SPECIAL EXCEPTION SITE PLAN

AUNT HATTIE'S PLACE
 PARCELS 485, 486, AND 487
 8TH (OLNEY) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

DATE: 7/13/2011
 SHEET: 1
 TOTAL SHEETS: 1
 PROJECT NO: 117-2005
 SCALE: AS SHOWN



SECTION ONE
SANDY SPRING
PLATS 2461, 2462



LEGEND

- SPECIMEN TREE (This tree must be retained and not removed)
- SPECIMEN TREE TO BE REMOVED
- EXISTING TREE LINE
- FOREST PRESERVATION
- FOREST CLEARING
- FOREST SAVED BUT NOT COUNTED
- FOREST PRESERVATION BOUNDARY PROTECTION FENCE
- ROOT PRUNING LINE
- LIMIT OF DISTURBANCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY BOUNDARY
- SOIL TYPE LINE

SOIL TYPE	US Soil Series at Sandy Spring, MD, 1998	Notes
2H	Chertville silt loam	This soil is very deep and contains 0% sand. It is a high available water capacity soil. The soil is not highly erodible.
8A	Chertville silt loam	This soil is very deep and contains 0% sand. It is a high available water capacity soil. The soil is not highly erodible.

ADJACENT FOREST CONSERVATION EASEMENT

SANDY SPRING VETERINARY CLINIC
N168

SOUPHAWNE WOODS & MANE CHASE/DOUGH
P187

HOME SITE AREA
0.81 ACRES

NORWOOD ROAD
(100' Public R/W)

SPRING ROAD
(100' Public R/W)

ADJACENT FOREST CONSERVATION EASEMENT

SOIL

EXISTING CONTOURS

PROPOSED CONTOURS

PROPERTY BOUNDARY

SOIL TYPE LINE

FOREST CONSERVATION CHECKLIST

1. Tree Inventory

2. Soil Inventory

3. Topography Inventory

4. Wetland Inventory

5. Stream Inventory

6. Wetland Inventory

7. Wetland Inventory

8. Wetland Inventory

9. Wetland Inventory

10. Wetland Inventory

11. Wetland Inventory

12. Wetland Inventory

13. Wetland Inventory

14. Wetland Inventory

15. Wetland Inventory

16. Wetland Inventory

17. Wetland Inventory

18. Wetland Inventory

19. Wetland Inventory

20. Wetland Inventory

PRELIMINARY FOREST CONSERVATION PLAN

AUNT HATTIE'S PLACE
PARCELS 485, 486, & 487
871 AVENUE ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

OWNER/DEVELOPER
AUNT HATTIE'S PLACE
BALTIMORE, MD 21207
CONTACT: J. W. HARRIS
(410) 381-2417

ROCKVILLE OFFICE
10000 Rockville Pike, Suite 100
Rockville, MD 20850
Tel: (301) 491-2700, Fax: (301) 491-8800

DATE: 08/11/08

SCALE: 1" = 40'

PROJECT NO.: 08-001

DATE: 08/11/08

SCALE: 1" = 40'

PROJECT NO.: 08-001

DATE: 08/11/08

FOREST CONSERVATION NOTES

- 1. THE NATURAL RESOURCES BUREAU (NRB) SHALL DETERMINE...
2. AFTER THE LIME OF CLEARING AND GRADING HAVE BEEN FLAGGED AND...
3. TREE SAVERS SHALL BE INSTALLED AT THE EDGE OF THE CRITICAL ROOT...
4. EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE FUELS...
5. FOREST RETENTION PLANTS SHALL BE PLACED ALONG RETENTION LINES AT...
6. RETENTION AREAS TO BE MAINTAINED WITH 1/2 INCHES OF BROADCAST MULCH...
7. AT THE COMPLETION OF CONSTRUCTION WORK, THE BITE...
8. REFORESTATION OR PROTECTION PLANTS MUST BE ACCORDING TO...
9. THE APPLICANT IS RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTING...
10. CONDUCT MONITORING AND REPORTING FOR THE INSPECTION AFTER...

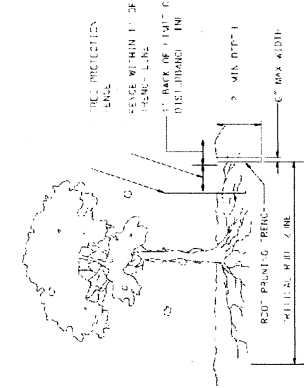
GENERAL NOTES

ALL AREAS TO BE TREATED AND PREPARED FOR PLANTING AT THE TIME OF GRADING...
THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR AND EQUIPMENT TO COMPLETE ALL...
THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL...
THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL...
THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL...

REFORESTATION AND BURNING AREAS SHOULD BE...
FOLLOWING INITIAL TREATMENT, AND SPOTTED AS NECESSARY...

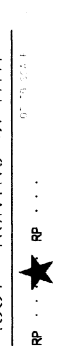
THE BURNED PLANT MATERIAL SHOULD BE MOVED DURING THE PREPARATION OF THE PLANTING AREA...
THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL...
THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL...
THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL...

ALL PLANTS SHALL BE HEALTHY AND FREE FROM PLANT DISEASES AND OTHER PLANT...
BURNED AND BURNED PLANTS SHALL BE DOG WITH THE NATURAL BULLS OF EARTH...
ALL PLANTS SHALL BE HEALTHY AND FREE FROM PLANT DISEASES AND OTHER PLANT...
BURNED AND BURNED PLANTS SHALL BE DOG WITH THE NATURAL BULLS OF EARTH...

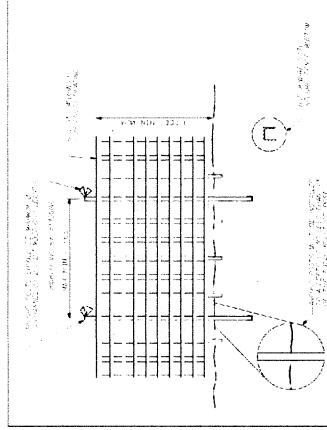


NOTES:
1. ALL PLANTS TO BE REMOVED SHALL BE IDENTIFIED AND...
2. ALL PLANTS TO BE REMOVED SHALL BE IDENTIFIED AND...
3. ALL PLANTS TO BE REMOVED SHALL BE IDENTIFIED AND...
4. ALL PLANTS TO BE REMOVED SHALL BE IDENTIFIED AND...

ROOT PRUNING DETAIL



NOTES:
1. ALL PLANTS TO BE REMOVED SHALL BE IDENTIFIED AND...
2. ALL PLANTS TO BE REMOVED SHALL BE IDENTIFIED AND...
3. ALL PLANTS TO BE REMOVED SHALL BE IDENTIFIED AND...
4. ALL PLANTS TO BE REMOVED SHALL BE IDENTIFIED AND...



NOTES:
1. ALL PLANTS TO BE REMOVED SHALL BE IDENTIFIED AND...
2. ALL PLANTS TO BE REMOVED SHALL BE IDENTIFIED AND...
3. ALL PLANTS TO BE REMOVED SHALL BE IDENTIFIED AND...
4. ALL PLANTS TO BE REMOVED SHALL BE IDENTIFIED AND...

OWNER / DEVELOPER
AUNT HATTIE'S PLACE
P.O. BOX 3170
BAY WISSE, MD 21787
CONTACT:
PRESIDENT & FOUNDER
(410) 387-2472

FOREST CONSERVATION NOTES & DETAILS

AUNT HATTIE'S PLACE
PARCELS 486, 488, & 487

8TH DISTRICT ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

PRELIMINARY NOT FOR CONSTRUCTION

DATE: 11/11/2010
PROJECT: AUNT HATTIE'S PLACE
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

OWNER / DEVELOPER

AUNT HATTIE'S PLACE
P.O. BOX 3170
BAY WISSE, MD 21787
CONTACT:
PRESIDENT & FOUNDER
(410) 387-2472

Professional Engineer/Architect/Designer stamp area with fields for Name, Title, License No., and Seal.

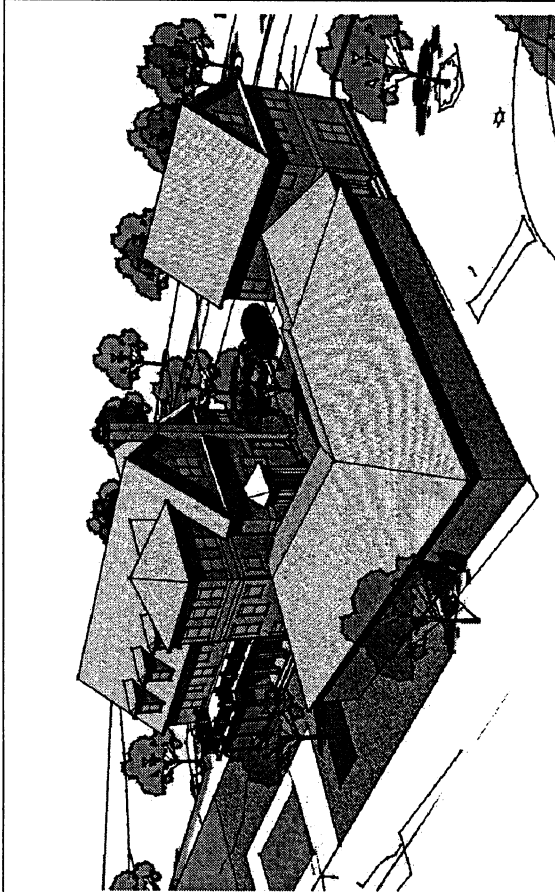
6744-10-10-10-10
1734 NORMWOOD ROAD
SANDY SPRING, MARYLAND
12708-1000
1-800-333-3333 FAX

BIRD'S EYE VIEWS
1734 NORMWOOD ROAD
SANDY SPRING, MARYLAND

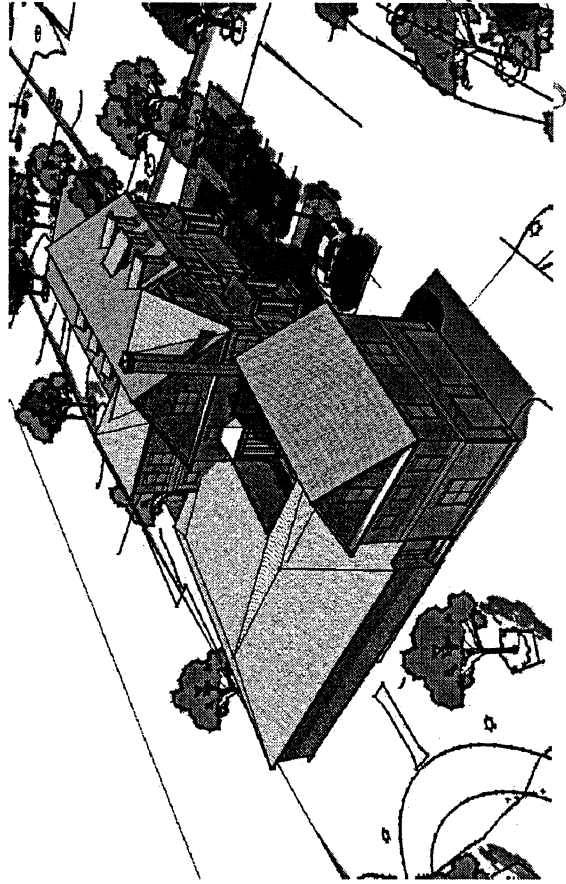
AUNT
HATTIES
PLACE

REVISIONS
DATE
DRAWN BY
CHECKED BY
SCALE: NO SCALE
DATE:
PROJECT NO. 05-0093
DRAWING NO.

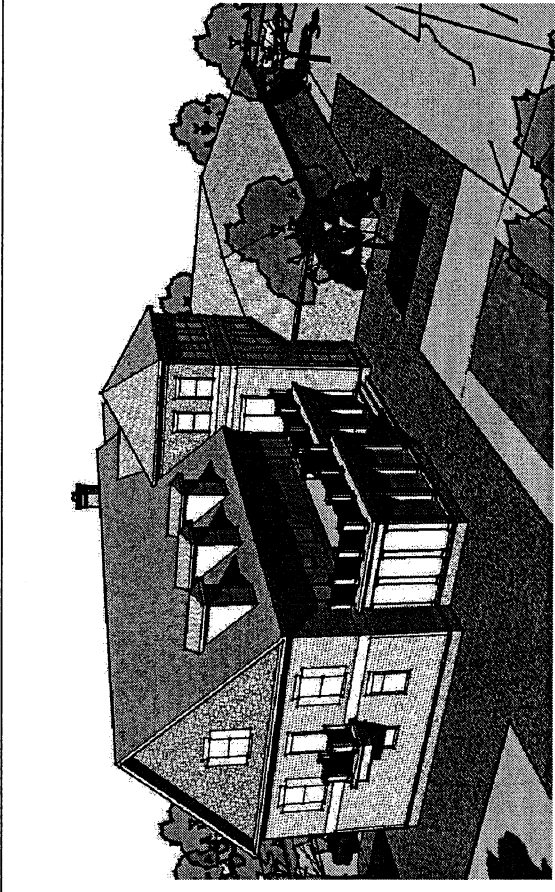
CS-2



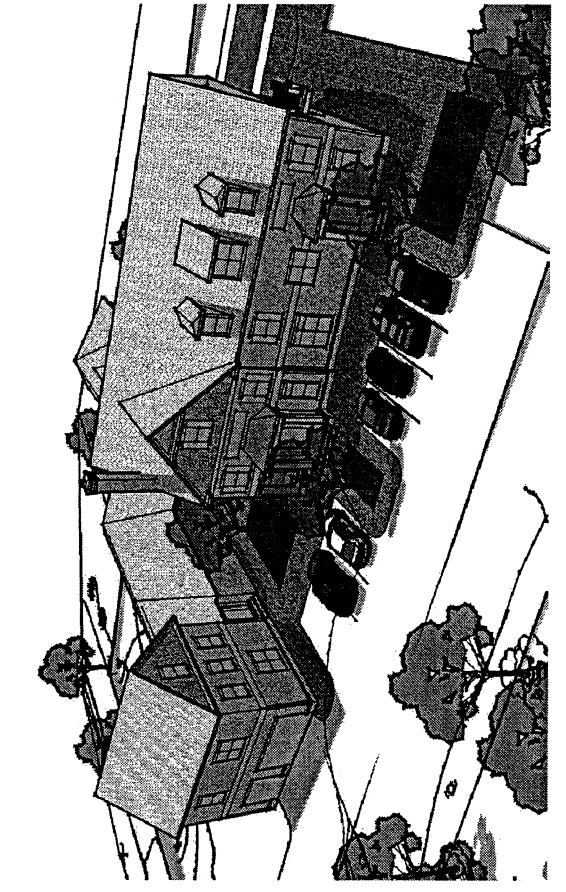
2 BIRD'S EYE VIEW ACROSS EXISTING HOME
SCALE: NO SCALE



4 BIRD'S EYE VIEW FROM FRONT CORNER
SCALE: NO SCALE



1 BIRD'S EYE VIEW FROM REAR YARD
SCALE: NO SCALE



3 BIRD'S EYE VIEW FROM SIDE YARD
SCALE: NO SCALE



 7735 OLD CONSTRUCTION ROAD

 BELTFRIDA, MD 20845

 (301) 233-2001 FAX

1734 NORMOOD ROAD

 SANDY SPRING, MARYLAND

 Main Building Elevations

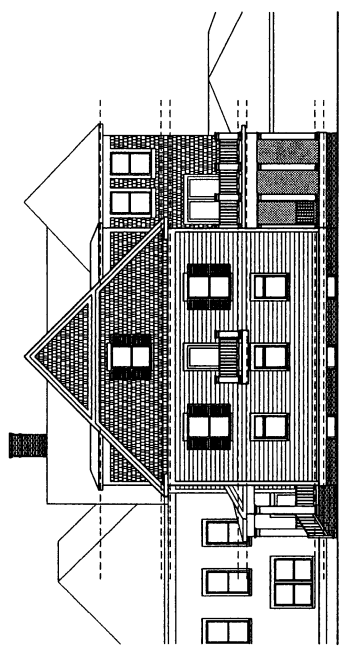
AUNT

HATTIES

PLACE

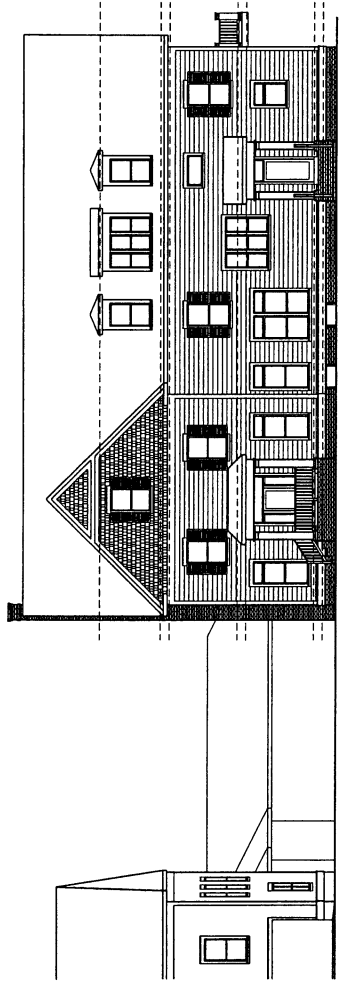
REVISIONS	
SCALE	1/8" = 1'-0"
DATE	05/06/05
PROJECT NO.	05 00353
DRAWING NO.	A-3

05/06/05



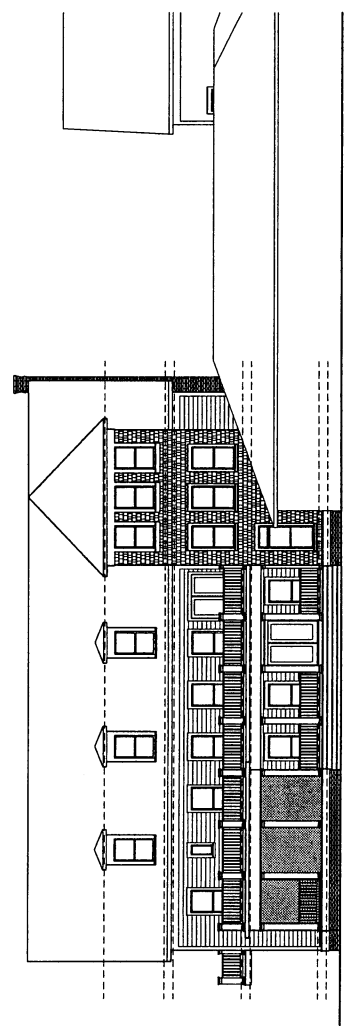
2 MAIN BUILDING REAR ELEVATION

 A-3 SCALE: 1/8" = 1'-0"



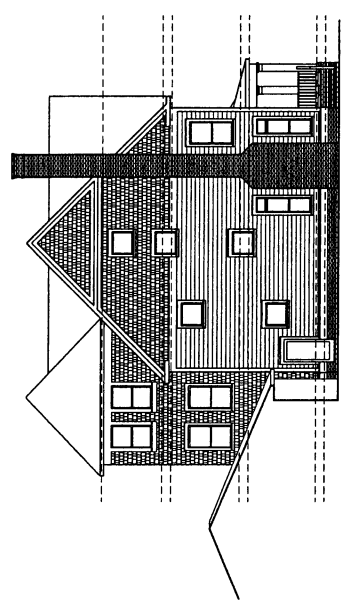
1 MAIN BUILDING RIGHT SIDE ELEVATION

 A-3 SCALE: 1/8" = 1'-0"



4 MAIN BUILDING LEFT SIDE ELEVATION

 A-3 SCALE: 1/8" = 1'-0"



3 MAIN BUILDING FRONT ELEVATION

 A-3 SCALE: 1/8" = 1'-0"

GTP ARCHITECTURE
 1734 NORMWOOD ROAD
 SUITE 206
 SANDY SPRING, MARYLAND
 (410) 232-3201 FAX

1734 NORMWOOD ROAD
 SANDY SPRING, MARYLAND
 Garage Elevations

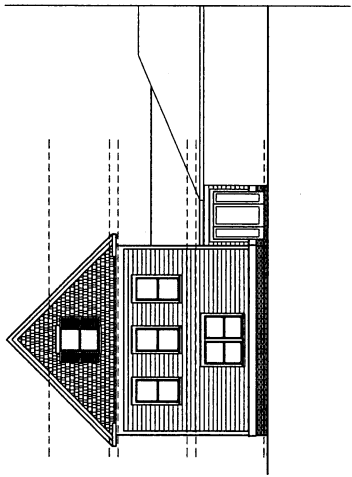
**AUNT
 HATTIES
 PLACE**

REVISIONS:	
SCALE:	1/8" = 1'-0"
DATE:	
PROJECT NO:	OS 0053
DRAWING NO:	

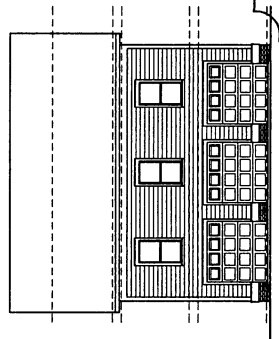
A-4

00/10/10

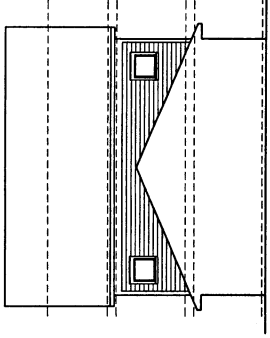
Potential Future
 Addition, NOT included in
 Special Exception



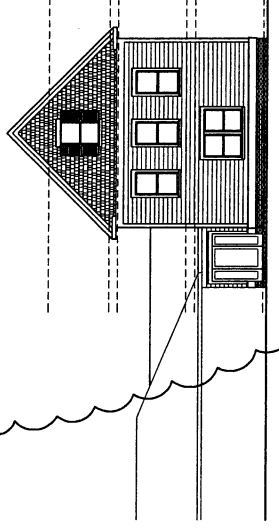
2 GARAGE RIGHT SIDE ELEVATION
A-4 SCALE: 1/8" = 1'-0"



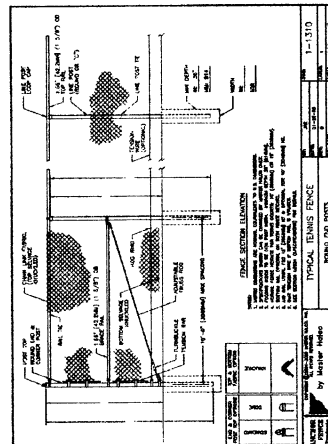
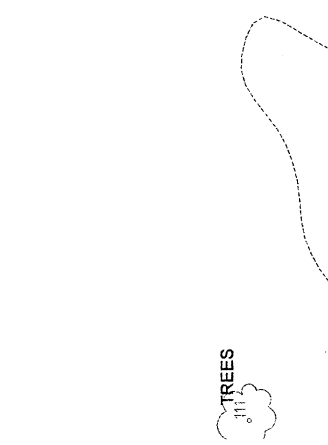
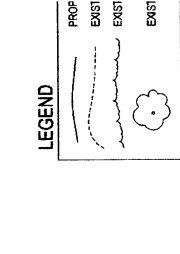
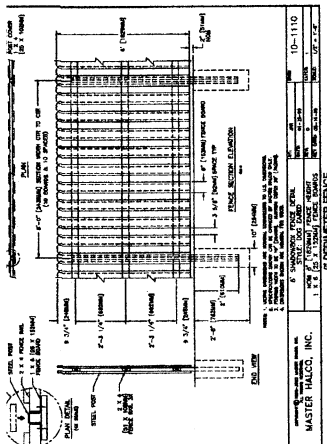
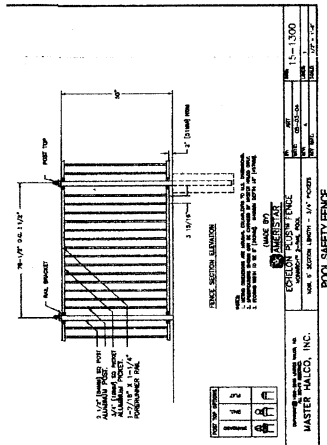
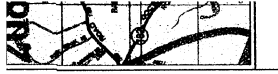
1 GARAGE FRONT ELEVATION
A-4 SCALE: 1/8" = 1'-0"



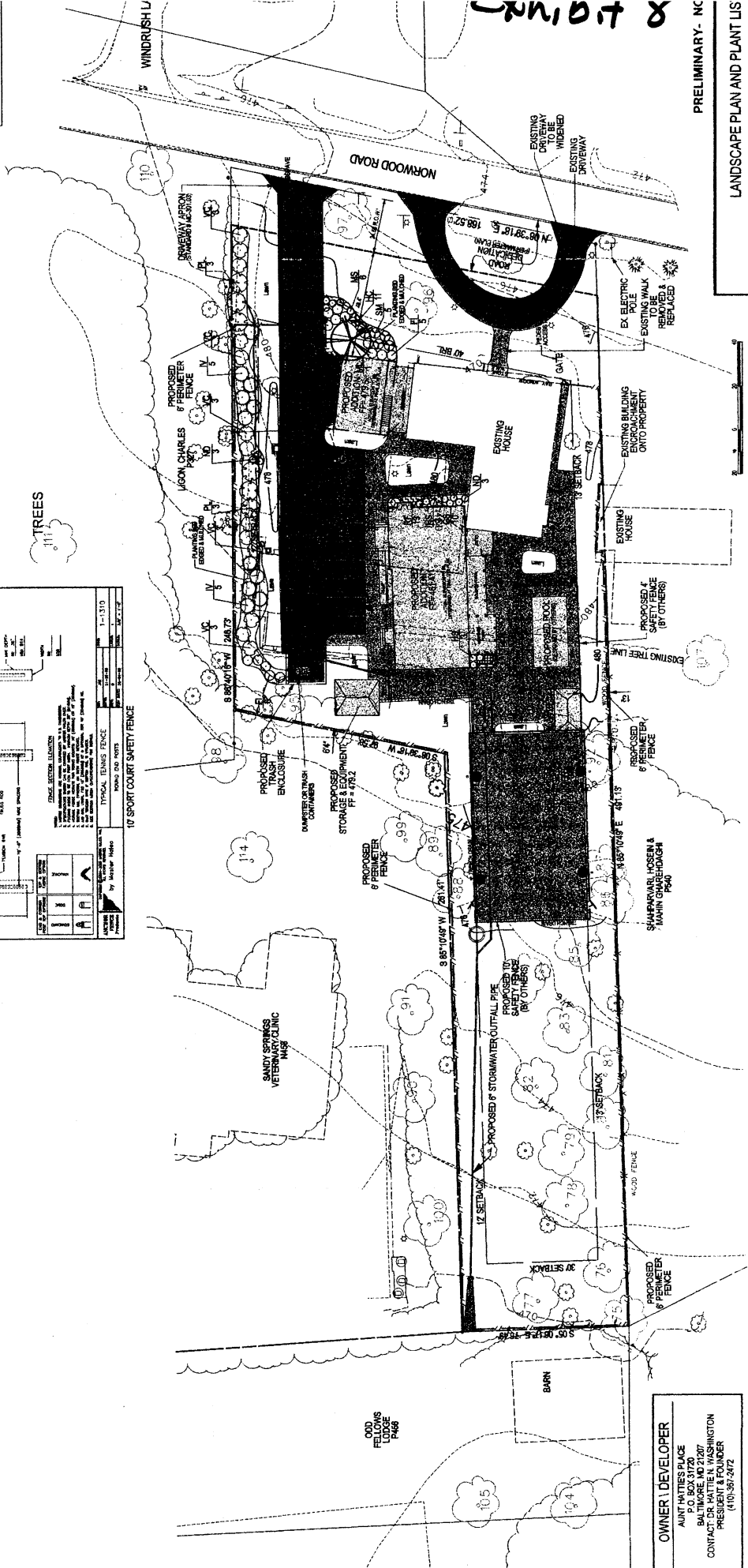
3 GARAGE REAR ELEVATION
A-4 SCALE: 1/8" = 1'-0"



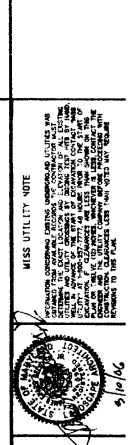
4 GARAGE LEFT SIDE ELEVATION
A-4 SCALE: 1/8" = 1'-0"



PLANT LIST	Qty.	Key	Botanical Name	Common Name	Type	Size	Remarks
Tree	1	ML	Magnolia x bobnenii 'Merill'	Merill Magnolia	B&B	2-2 1/2' Cal.	
Shrub	5	DK	Deutzia x kamikida	Kania Flowered Deutzia	Container	3 gal.	
	11	FI	Forsytha x intermedia 'Kolgoid'	Magnificent Gold Forsythia	Container	3 gal.	
	10	IV	Ilex verticillata 'Maryland Beauty'	Maryland Beauty Winterberry	Container	3 gal.	
	6	ND	Nandina domestica 'Montar'	Siemma Sumire Heavenly Bamboo	Container	3 gal.	
	6	PL	Prunus laurocerasus	English Laurel	Container	3 gal.	
	5	SM	Syringa meyeri 'Palibiri'	Dwarf Korean Lilac	Container	3 gal.	
	15	VC	Viburnum candelieri 'Cayuga'	Cayuga Viburnum	Container	3 gal.	
Ornamental Grass	6	HS	Helianthus sempervirens	Blue Cat Grass	Container	1 gal.	
	8	MS	Miscanthus sinensis 'Magical'	Adagio Mexican Grass	Container	1 gal.	
Perennials	20	GS	Geranium x Johnson's Blue'	Johnson's Blue Cranesbill		1 gal.	To be planted 1.5 O.C.
	11	HC	Hemerocallis x Children's Festival'	Children's Festival Daylily		1 gal.	To be planted 3' O.C.
	18	HH	Hemerocallis x 'Happy Returns'	Happy Returns Dwarf Daylily		1 gal.	To be planted 1.5 O.C.
	9	MD	Monarda didyma 'Jacob Cline'	Jacob Cline Bee Balm		1 gal.	To be planted 2' O.C.
	13	PR	Rudbeckia hirta	Black-Eyed Susan		1 gal.	To be planted 2' O.C.



PRELIMINARY - NC
LANDSCAPE PLAN AND PLANT LIS
AUNT HATTIE'S PLAC
PARCELS 485, 486, & 487
8TH (LOWERY) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



NO.	DATE	DESCRIPTION
1	10/1/2020	PRELIMINARY PLAN
2	10/1/2020	FINAL PLAN

OWNER / DEVELOPER
AUNT HATTIE'S PLAC
P.O. BOX 31720
BALTIMORE, MD 21228
CONTACT: DR. MATTIE ANN WASHINGTON
PRESIDENT & FOUNDER
(410)-367-2472

LANDSCAPE ARCHITECT
ROCKVILLE, MD
1300 Pleasant Drive, Suite 100
Rockville, MD 20850
T: 301.948.2720 F: 301.948.9667
www.r3landscape.com