

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

February 2, 2009

CALL TO PODIUM:

Rob Robinson, Planner

RESPONSIBLE STAFF:

**Greg Ossont, Director
Planning & Code
Administration**

Rob Robinson, Planner

AGENDA ITEM:

(please check one)

<input type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input checked="" type="checkbox"/>	Joint Public Hearing
<input type="checkbox"/>	Historic District
<input type="checkbox"/>	Consent Item
<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	Resolution
<input type="checkbox"/>	Policy Discussion
<input type="checkbox"/>	Work Session Discussion Item
<input type="checkbox"/>	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	NA
Advertised	01/14/2009
	01/21/2009
Hearing Date	02/02/2009
Record Held Open	
Policy Discussion	

TITLE: Text Amendment T-389

JOINT PUBLIC HEARING

The application requests to amend Chapter 24 of the City Code (City Zoning Ordinance) Article III, entitled, "Regulations applicable to particular zones," Division 2, entitled, "R-90 zone, medium density residential," § 24-32, entitled, "Dimensional restrictions," to modify subsection (d) to establish new standards for impervious areas in front and side yards

SUPPORTING BACKGROUND:

During the course of discussion for the text amendment application, T-385: Mansionization, the issue of front yard coverage in the R-90 (Medium Density Residential) zone was raised. The current proposed text amendment T-389 addresses this specific development standard.

The proposed amendment, T-389, will provide an additional development standard. The current development standards for the R-90 zone limit structures to no more than 30% lot coverage. This proposed amendment will limit the amount of impervious area found in the "front yard." No structures can be built within areas defined as "yard setbacks" in the R-90 zone. In other words no structures are permitted in front yards.

The amendment provides two methodologies depending on the size of the lot and would not apply to those properties reviewed under a Historic Area Work Permit. The methodologies are a contiguous area that is no more than twenty-five (25) percent of the area of the front yard or a contiguous area twenty-five (25) feet wide and the depth of the front yard, whichever is less. Lead walks (walkway to front door) measuring not more than five (5) feet in width are excluded.

Continued Pg. 2

Attachments:

Index of Memoranda and Exhibits

DESIRED OUTCOME:

Conduct Public Hearing

Staff recommends the Planning Commission to hold the record open until 5PM on February 20, 2009 with anticipated recommendation on March 4, 2009.

Staff recommends the Mayor and City Council hold the record open until 5PM March 11, 2009 with anticipated policy discussion April 6, 2009.

MAYOR & COUNCIL AGENDA COVER SHEET

Cont.

The purpose for the two methodologies is to address the atypical lot size scenarios found within the R-90 zone and minimize both the physical and visual impacts of any impervious areas. Exhibits 7-9 illustrate the three scenarios in the R-90 zone; a standard lot, a narrower lot, and a wider lot. On a standard lot (Ex.7), sized 75' wide, the 25% yard coverage would apply as the 25' wide area would equate to 33% of the yard. On narrower lots (Ex.8), as typically found in areas such as Observatory Heights, again the 25% would be used as the 25' wide area would cover over 40% of the front yard. On larger lots (Ex.9), such as can be found in the Deer Park neighborhood, the 25' wide area would be used as it will easily serve a two-car garage, but will limit coverage to 21% of the front yard.

**Joint Public Hearing
M&CC and PC
February 2, 2009**

**INDEX OF MEMORANDA
T-389**

1. Application
2. Draft T-389 Ordinance
3. Letter to *Gaithersburg Gazette* dated January 5, 2009, requesting a Legal Ad for January 14 and 21, 2009, issues
4. Legal Ads, as published in the January, 14 2009 issue of the *Gaithersburg Gazette*
5. Notice of Joint Public Hearing, to be sent January 20, 2009
6. Mailing List of JPH Notices
7. Diagram of standard R-90 lot
8. Diagram of narrow width R-90 lot
9. Diagram of wide width R-90 lot

TEXT AMENDMENT TO THE ZONING ORDINANCE

In accordance with Article VIII,
Section 24-194, 195, 197, and 198 of the City Code

Application Number	<u>T-389</u>
Filing Date	<u>12/05/2008</u>
P.C. Hearing	<u>2/02/2009</u>
M&C Hearing	<u>2/02/2009</u>
Decision	_____
Decision Date	_____

Application is hereby made to the

- City Planning Commission, or
- Mayor and City Council

for a change in the text of the Zoning Ordinance of the City of Gaithersburg, Maryland.

This change involves Article III, Division 2, Section 24-32
to be amended per the attached ordinance.

Applicant/Staff Person Director Ossont on behalf of the Planning Commission Date 12/05/2008

Address _____

Joint Hearing - MCC & PC
T-389
1

AN ORDINANCE TO AMEND CHAPTER 24 OF THE CITY CODE (CITY ZONING ORDINANCE), ARTICLE III, ENTITLED, "REGULATIONS APPLICABLE TO PARTICULAR ZONES," DIVISION 2, ENTITLED, "R-90 ZONE, MEDIUM DENSITY RESIDENTIAL," § 24-32, ENTITLED, "DIMENSIONAL RESTRICTIONS," TO MODIFY SUBSECTION (d) TO ESTABLISH NEW STANDARDS FOR IMPERVIOUS AREAS IN FRONT AND SIDE YARDS

Text Amendment T-389

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg, Maryland, in public meeting assembled, that Chapter 24 of the City Code (City Zoning Ordinance), Article III, Division 2, § 24-32(D) is hereby amended to read as follows:

Sec. 24-32. Dimensional restrictions.

* * *

(d) Impervious areas in the front yard, or side yard when adjacent to a public right-of-way, shall be limited to a contiguous area that is no more than twenty-five (25) percent of the area of the front or side yard, or a contiguous area twenty-five (25) feet wide and the depth of the front yard, whichever is less. Lead walks (walkway to front door) measuring not more than five (5) feet in width are excluded. This section shall not apply to those properties requiring a historic area work permit for site development.

(d)(e) The minimum distance between main buildings shall be fifty (50) feet.

(e)(f) No less than fifty (50) percent of the lot area of each project in this zone shall be devoted to green space.

(f)(g) The maximum lot coverage shall be thirty (30) percent.

(g)(h) No buildings shall exceed two and one-half (2½) stories in height or thirty-five (35) feet.

Joint Hearing - MCC & PC
T-389
2

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
Single strikethrough	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by Amendment.</i>
Double boldface strikethrough	<i>Deleted from existing law or the bill by amendment.</i>
***	<i>Existing law unaffected by bill.</i>

ADOPTED by the City Council of Gaithersburg, Maryland, this ____ day of _____, 2009.

SIDNEY A. KATZ, MAYOR and
President of the Council

DELIVERED to the Mayor of the City of Gaithersburg, Maryland this ____ day of _____, 2009. APPROVED by the Mayor of the City of Gaithersburg, Maryland this ____ day of _____, 2009.

SIDNEY A. KATZ, MAYOR

THIS IS TO CERTIFY that the foregoing Ordinance was adopted by the City Council of Gaithersburg, in public meeting assembled, on the ____ day of _____, 2009, and the same was APPROVED by the Mayor of the City of Gaithersburg on the ____ day of _____, 2009. This Ordinance will become effective on the ____ day of _____, 2009.

ANGEL L. JONES, City Manager



January 5, 2009

Bonnie Geiger
Law Section
The Gazette Newspaper
2-A North Market Street
Frederick, Maryland 21701

Dear Ms. Geiger:

Please publish the following legal advertisement in the **January 14 and January 21, 2009**, issues of the *Gaithersburg Gazette*.

Sincerely,

Greg Ossont, Director
Planning and Code Administration

ASSIGN CODE: T-389 Acct# 133649

NOTICE OF PUBLIC HEARING

The Mayor and Council and Planning Commission of the City of Gaithersburg will conduct a joint public hearing on T-389, filed by Greg Ossont on behalf of the Planning Commission, on

**MONDAY
FEBRUARY 2, 2009
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests to amend Chapter 24 of the City Code (City Zoning Ordinance) Article III, entitled, "Regulations applicable to particular zones," Division 2, entitled, "R-90 zone, medium density residential," § 24-32, entitled, "Dimensional restrictions," to modify subsection (d) to establish new standards for impervious areas in front and side yards

Further information may be obtained from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday, or visit the City's website at www.gaithersburgmd.gov.

Greg Ossont, Director
Planning and Code Administration

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-258-6149 • TTY 301-258-6430 • cityhall@gaithersburgmd.gov • www.gaithersburgmd.gov

MAYOR
Sidney A. Katz

CITY COUNCIL MEMBERS
Jud Ashman
Cathy C. Drzyzgula
Henry F. Marraffa, Jr.
Michael A. Sesma
Ryan Spiegel

CITY MANAGER
Angel L. Jones

Joint Hearing - MCC & PC
T-389
3

Legal Ad from Gaithersburg Gazette Running January 14 & 21 2009

NOTICE OF PUBLIC HEARING

The Mayor and Council and Planning Commission of the City of Gaithersburg will conduct a joint public hearing on T-389, filed by Greg Ossont on behalf of the Planning Commission, on

**MONDAY, FEBRUARY 2, 2009
AT 7:30 P.M.**

or as soon after as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests to amend Chapter 24 of the City Code (City Zoning Ordinance) Article III, entitled, "Regulations applicable to particular zones," Division 2, entitled, "R-90 zone, medium density residential," § 24-32, entitled, "Dimensional restrictions," to modify subsection (d) to establish new standards for impervious areas in front and side yards.

Further information may be obtained from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday, or visit the City's website at www.gaithersburgmd.gov.

Greg Ossont, Director
Planning and Code Administration

(1-14, 1-21-09)

687173

Joint Hearing - MCC & PC
T-389
4



CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

NOTICE OF JOINT PUBLIC HEARING

The City of Gaithersburg Mayor and Council and Planning Commission will conduct a public hearing at the time and place noted below.

Meeting: **MAYOR AND CITY COUNCIL**
Application Type: **TEXT AMENDMENT**
File Number: **T-389**
Applicant: **GREG OSSONT FOR PLANNING COMMISSION**
Day/ Date/Time: **MONDAY FEBRUARY 2, 2009, AT 7:30 P.M.**
Place: **COUNCIL CHAMBERS, GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE**

*****IMPORTANT*****

This is an ordinance to amend Chapter 24 of the City Code (City Zoning Ordinance) Article III, entitled, "Regulations applicable to particular zones," Division 2, entitled, "R-90 zone, medium density residential," § 24-32, entitled, "Dimensional restrictions," to modify subsection (d) to establish new standards for impervious areas in front and side yards. (A copy of the draft ordinance can be viewed at www.gaithersburgmd.gov.) This is an opportunity to publicly participate, other than providing written testimony that must be submitted before the public hearing record closes. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

Joint Mayor and City Council & Planning Commission meetings can be viewed live on Gaithersburg Cable Television Channel 13, and at anytime (on demand) two weeks after the public hearing via the Internet and Web TV at <http://www.gaithersburgmd.gov>.

CITY OF GAITHERSBURG

By: _____
Rob Robinson III, Planner
Planning and Code Administration

Joint Hearing - MCC & PC
T-389
5

NOTICES SENT THIS 20th DAY OF JANUARY, 2009, TO:

APPLICANT AND INTERESTED PARTIES

(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)

MAYOR AND COUNCIL

PLANNING COMMISSION

CITY STAFF

Angel L. Jones, City Manager

Frederick J. Felton, Assistant City Manager

Tony Tomasello, Assistant City Manager

Lynn Board, City Attorney

Britta Monaco, Public Information Director

Doris Stokes, Administrative Assistant

Jeff Baldwin, City Web Administrator (via email)

Neil Harris
KENTLANDS CITIZENS ASSEMBLY
349 MAIN ST.
GAITHERSBURG MD 20878

Jon May
ROSEMONT CITIZENS ASSN
8940 EDGEWOOD DR
GAITHERSBURG MD 20877

Rich Brancato
LAKELANDS MAIN ST. CONDOS
647-A MAIN ST
GAITHERSBURG MD 20878

Clyde Bartz
GREENS OF WARTHER
150 CROSSBOW LANE
GAITHERSBURG MD 20878

James Crank
PARK SUMMIT CONDO
303 PALMSRING DR #11
GAITHERSBURG MD 20878

Perlita Powers
NO. 8 RUSSELL AVE CONDO
8 RUSSELL AVE #302
GAITHERSBURG MD 20877

Jan Erickson
BENNINGTON COMM. ASSN
29 GOODPORT LANE
GAITHERSBURG MD 20878

Ron Heckman
NEWPORT ESTATES SEC I
18 MICHAEL CT
GAITHERSBURG MD 20877

Jed Ivory
FIRESIDE CONDO
110 DUVALL LN #101
GAITHERSBURG MD 20877

Tom Armstrong
JOAN'S HILL
108 LONGDRAFT RD
GAITHERSBURG MD 20878

Andrew Bove
BRIGHTON HOA
157 BRALAN LN
GAITHERSBURG MD 20877

Troy Carbaugh
VILLAGE OVERLOOK IIB
435 CHRISTOPHER AVE #22
GAITHERSBURG MD 20879

Cynthia Changuris
VILLA RIDGE CONDOMINIUM
414 GIRARD ST
GAITHERSBURG MD 20877

Michelle Maher
SHADY GROVE VIL COM COUNCIL CORP
138 GOLD KETTLE DR
GAITHERSBURG MD 20878

Stuart Dross
MUDDY BRANCH HOA
326 ALDERWOOD DR
GAITHERSBURG MD 20878

Stacey Portis
KENTLANDS VIEW CONDO INC
415 RIDGEPOINT PL
GAITHERSBURG MD 20878

Steve Antolick
CROSS GREEN CONDOS @ LAKELANDS
705 B MAIN ST
GAITHERSBURG MD 20878

Valerie Hermansen
AUDUBON SQUARE HOA
423 STERNWHEELER COURT
GAITHERSBURG MD 20877

Dick Jones
VILLAGE OVERLOOK
411 CHRISTOPHER AVE #13
GAITHERSBURG MD 20879

Andrea Barsi
SENECA MEWS
103 TWELVE OAKS DR
GAITHERSBURG MD 20878

Luke Brami
WASHINGTONIAN WOODS
101 CANFIELD HILL DR
GAITHERSBURG MD 20878

Dia Starcher
BRIGHTON WEST CONDO III
864 WEST SIDE DR
GAITHERSBURG MD 20878

Shelby Complon
NEWPORT ESTATES SEC II
60 STATE CT
GAITHERSBURG MD 20877

Catherine Dischner
TIMBERBROOK CONDO ASSN
119 TIMBERBROOK LN #103
GAITHERSBURG MD 20878

Jennifer Eisenfeld
PARK SUMMIT HOA
520 CORAL REEF DR
GAITHERSBURG MD 20878

Gwen Love
KENTLANDS CONDO III
130 CHEVY CHASE ST #406
GAITHERSBURG MD 20878

Linda Harrison
MONTGOMERY MEADOWS
1024 TRAVIS LN
GAITHERSBURG MD 20879

Alex Imirie
CAROLANN COURTS CONDO
22 TRENTO COURT
GAITHERSBURG MD 20877

Elayne Kabakoff
LAKELANDS RIDGE CONDO 3
311 HIGH GABLES DR #404
GAITHERSBURG MD 20878

Ralph Kantrowitz
COPPERFIELD CROSSING II
226 KENTLANDS BLVD #102
GAITHERSBURG MD 20878

Nan King
BRIGHTON EAST CONDO I
514 WEST DEER PARK RD.
GAITHERSBURG MD 20877

Rusty Drew
SHADY GROVE VILLAGE I CONDO ASSN
18 BLUE RIBBON COURT
GAITHERSBURG MD 20878

Maggie Levy
LAKELANDS RIDGE HOA
310 HIGH GABLES DR #404
GAITHERSBURG MD 20878

Mary Louis
VILLAGE OVERLOOK IIA
423 CHRISTOPHER AVE #32
GAITHERSBURG MD 20879

Evan Meyers
AMBERFIELD HOA
613 SUFFIELD DRIVE
GAITHERSBURG MD 20878

Tom Mills
HEATHWALK CONDOS
704-A MAIN ST
GAITHERSBURG MD 20878

Jimmy Pennywell
BRIGHTON WEST CONDO IV
1018 WEST SIDE DR
GAITHERSBURG MD 20878

Linda Putterman
DIAMOND FARM HOMES CORP
3 LONG MEADOW DR
GAITHERSBURG MD 20878

Richard Ryberg
FOXWOOD HOA
1 BRIARSTONE LANE
GAITHERSBURG MD 20877

Marge Tibery
KENTLANDS CONDO V
150 CHEVY CHASE ST # 205
GAITHERSBURG MD 20878

Duane Kirklin
LILAC GARDENS CONDO
4787 MID COUNTY CT
MONROVIA MD 21770

Kristin Johnston
ORCHARD GLEN
115 LONGPOINT WAY
GAITHERSBURG MD 20878

Maggie Levy
LAKELANDS RIDGE CONDO 4
310 HIGH GABLES DR#406
GAITHERSBURG MD 20878

Nina Mall
KENTLANDS RIDGE CONDO INC
152 KENDRICK PL #22
GAITHERSBURG MD 20878

Gloria Mike
STRATFORD MEWS CONDO
577 WEST DIAMOND AVE
GAITHERSBURG MD 20877

Mike Potter
GREENS OF WARTHER
% MTM MGMT ASSOC
26223 RIDGE RD
DAMASCUS MD 20872

Robert Ravida
BOZZUTO CONDOS @ KENTLANDS
185 CHEVY CHASE ST
GAITHERSBURG MD 20878

Clarence Rogers
LAKELANDS HEATHWALK COND.
206-A HEATHWALK STREET
GAITHERSBURG MD 20878

Bob Rubenstein
LAKELANDS RIDGE CONDO 1
201 HIGH GABLES DRIVE #307
GAITHERSBURG MD 20878

Troy Kennedy
QUINCE ORCHARD PARK
449 WINTER WALK DR
GAITHERSBURG MD 20878

Karen Feldman
LAKELANDS RIDGE CONDO 5
300 HIGH GABLES DR
GAITHERSBURG MD 20878

Nelson LeRoy
SHADY GROVE VILLAGE II
4 SUPREME CT
GAITHERSBURG MD 20878

Mary Anne Clark
LAKEFOREST GLEN
1324 TRAVIS VIEW CT
GAITHERSBURG MD 20879

Keith Manley
WARTHER HOA
115 SHARPSTEAD LN
GAITHERSBURG MD 20878

Fran Monblatt
GATEWAYS COMMONS HOA
112 GOUCHER TER
GAITHERSBURG MD 20878

Drew Pallo
POTOMAC OAKS
706 QUINCE ORCHARD BLVD #101
GAITHERSBURG MD 20878

John Pugh
BRIGHTON EAST CONDO III
266 WEST DEER PARK RD.
GAITHERSBURG MD 20877

Alan Rosen
LONGDRAFT ESTATES
17017 SIOUX LN
GAITHERSBURG MD 20878

Mel Rushfield
KENTLANDS CONDO II
120 CHEVY CHASE ST #403
GAITHERSBURG MD 20878

Teresa Salsgiver
LAKELANDS RIDGE CONDO 2
301 HIGH GABLES DR #402
GAITHERSBURG MD 20878

JoAnn Schimke
WEST RIDING CITIZENS ASSN
734 TIFFANY CT
GAITHERSBURG MD 20878

Jeff Brown
LILAC GARDENS
9 PARK AVENUE
GAITHERSBURG MD 20878

Dean Zuras
WASHINGTONIAN TOWNS
22 PONTIAC WAY
GAITHERSBURG MD 20878

David Studley
HIDDEN ORCHARDS
716 BEACON HILL
GAITHERSBURG MD 20878

Mary Ann Sullivan
ORCHARD PLACE
7 NAPA VALLEY RD
GAITHERSBURG MD 20878

Theresa J Toliver
BRIGHTON WEST CONDO V
1092 WEST SIDE DR
GAITHERSBURG MD 20878

Beverly Frey
LAKELANDS COMMUNITY ASSOCIATION
520 MARKET STREET EAST
GAITHERSBURG MD 20878

Wanda Warshaw
GATEWAY PARK
9730 WASHINGTONAIN BLVD
GAITHERSBURG MD 20878

Helen Woods
BRIGHTON WEST CONDO II
746 WEST SIDE DR
GAITHERSBURG MD 20878

David Sams
BRIGHTON EAST CONDO II
446 WEST DEER PARK RD.
GAITHERSBURG MD 20877

Steven Schwartz
LAKELANDS MARKET ST.CONDO
256 B MARKET ST E.
GAITHERSBURG MD 20878

Scott Sherman
EMORY WOODS HOA
9111 EMORY WOODS TER.
GAITHERSBURG MD 20877

Debbie Steinbrink
DORSEY ESTATES HOA
11539 SULLNICK WAY
GAITHERSBURG MD 20877

Michael Stumpf
COURTYARDS AT RIO
12009 NEBEL ST
ROCKVILLE MD 20852

Ted Blitgen
THE ORCHARDS HOA
15 TIMBER ROCK RD
GAITHERSBURG MD 20878

Alex Vadie
OLD CARRIAGE HILL
930 WILD FOREST DR
GAITHERSBURG MD 20879

Paul Waldron
COPPERFIELD CROSSING I
931 BEACON SQUARE CT. #24
GAITHERSBURG MD 20878

Brian Weiblinger
ORCHARD HILLS
147 APPLE BLOSSOM WAY
GAITHERSBURG MD 20878

Frances Winter
RELDA SQUARE HOA
2 GLAZEBROOK CT
GAITHERSBURG MD 20878

Abraham Schenider
KENTLANDS CONDO I
110 CHEVY CHASE ST #405
GAITHERSBURG MD 20878

Larry Seeger
FERNSHIRE FARMS
1015 BAYRIDGE TERRACE
GAITHERSBURG MD 20878

Janice Young
SAYBROOKE
105 BOOKHAM LN
GAITHERSBURG MD 20877

Harry Stern
KENTLANDS CONDO IV
140 CHEVY CHASE ST #403
GAITHERSBURG MD 20878

Vijh Sujata
QUINCE ORCHARD PARK II CONDO ASSN
912 ORCHARD RIDGE DR. #100
GAITHERSBURG MD 20878

Suzanne Suraci
VISTAS AT WASHINGTONIAN
8911 6TH AVE 2ND FL
COLLEGE PARK MD 20740

Alex Mendez
NEWPORT ESTATES SEC III
16 NINA CT
GAITHERSBURG MD 20877

Ann Walsh
WOODLAND HILLS
104 KESTREL CT
GAITHERSBURG MD 20879

Sheila Schneider
KENTLANDS CRAFTSTAR CONDO/TOWNS
115 CHEVY CHASE ST
GAITHERSBURG MD 20876

Stuart Dross
WOODS AT MUDDY BRANCH
326 ALDERWOOD DR
GAITHERSBURG MD 20878

Meredith Worthington
BRIGHTON WEST CONDO I
668 WEST SIDE DR
GAITHERSBURG MD 20878

Andrew Bove
DEER PARK PLACE
157 BRALAN LN
GAITHERSBURG MD 20877

Robert Fogel
BRIGHTON EAST CONDO I
% ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

Mac Staples
KENTLANDS CITIZENS ASSEMBLY
% COMMUNITY MGMT CORP
11300 ROCKVILLE PIKE # 907
ROCKVILLE MD 20852

Dale Roan
THE ORCHARDS HOA
% MAIN STREET PROP MGMT
9 PARK AVE
GAITHERSBURG MD 20878

Paula Covington
LAKELANDS COMMUNITY ASSN
% LAKELANDS COMMUNITY MGMT.
960 MAIN ST
GAITHERSBURG MD 20878

Robert Fogel
BRIGHTON EAST CONDOS II, III
% ABARIS REALTY INC.
12009 NEBEL ST
ROCKVILLE MD 20852

Claude Lumpkins
BRIGHTON WEST CONDO IV
% VISTA MANAGEMENT
1131 UNIVERSITY BLVD W # 101
SILVER SPRING MD 20902

Marty Deutsch
OAKS @ WASHINGTONIAN WOODS
CONDO
804 AMBER TREE CT #303
GAITHERSBURG MD 20878

Barbara Wagner
CEDAR VILLAGE CONDOS INC.
557 SUMMIT HALL RD
GAITHERSBURG MD 20877

Steve Schwartz
MARKET STREET CONDO
256 MAIN ST B
GAITHERSBURG MD 20878

Ryan Pustilnik
WINDBROOKE CONDO ASSN
43 WINDBROOKE CIRCLE
GAITHERSBURG MD 20879

Lisa Franklin
LAKEFOREST GLEN
% PROCAM
14904 NEW HAMPSHIRE AVE
SILVER SPRING MD 20905

Barbara Jensen
DEER PARK PLACE
% QUANTUM REAL ESTATE MANGMT
5101 RIVER RD #101
BETHESDA MD 20816

Ruchita Patel
QUINCE ORCHARD PARK
% THE MANAGEMENT GRP
20440 CENTURY BLVD #100
GERMANTOWN MD 20874

Shireen Ambush
AMBERFIELD HOA INC
% ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

Peggy Toland
AUDUBON SQUARE HOA INC
% COMMUNITY ASSN SVCS
P.O. BOX 1130
GERMANTOWN MD 20879

Jeff Kivitz
BOZZUTO CONDOS @ KENTLANDS
% MAIN ST PROP MGMT
9 PARK AVE
GAITHERSBURG MD 20877

Darcia Young
BRIGHTON WEST CONDOS I,II,III,V
% QUANTUM
5101 RRIVER RD # 101
ROCKVILLE MD 20816

Barry Vermeulen
CAROLANN COURTS CONDO
% PAUL ASSOC INC
6935 WISCONSIN AVE # 4
CHEVY CHASE MD 20815

Mike Potter
CEDAR VILLAGE
% MTM MGMT ASSOC
26223 RIDGE RD
DAMASCUS MD 20872

Theresa Nolan
COPPERFIELD CROSSING I
% AFFILIATED PROP MGMT
PO BOX 8205
GAITHERSBURG MD 20898-8205

Jeff Kivitz
COPPERFIELD CROSSING II
% MAIN ST PROP MGMT
9 PARK AVE
GAITHERSBURG MD 20877

Shireen Ambush
COURTYARDS AT RIO
% ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

Glenn Loveland
CROSS GREEN CONDOS @ LAKELANDS
% ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

Peggy Toland
DIAMOND FARM HOMES CORP
% COMM ASSN INC
PO BOX 1130
GERMANTOWN MD 20875-1130

Hank Jacob
EMORY WOODS HOA
% ALLIED REALTY
7605 ARLINGTON ROAD
BETHESDA MD 20874

Sandra Ewing
FERNSHIRE FARMS
% VANGUARD MGMT ASSOC
PO BOX 39
GERMANTOWN MD 20875-39

Peggy Toland
FOXWOOD HOA
% COMMUNITY ASSN INC
PO BOX 1130
GERMANTOWN MD 20875-1130

Lisa Franklin
FIRESIDE CONDO
% PROCAM
14904 NEW HAMPSHIRE AVE
SILVER SPRING MD 20905

Craig Chung
GATEWAY COMMONS HOA
% THE MANAGEMENT GRP
20440 CENTURY BLVD # 100
GERMANTOWN MD 20874

Shireen Ambush
GATEWAY PARK @ WASH CTR
% ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

Dana Needle
HEATHWALK CONDOS
% COMSOURCE MGMT INC
3414 MORNINGWOOD DR
OLNEY MD 20832

Jeff Kivitz
KENTLANDS CONDOS I,II,III,IV,V
% MAIN STREET PROP MGMT
9 PARK AVE
GAITHERSBURG MD 20877

Jeff Kivitz
KENTLANDS CRAFTSTAR CONDO/TOWNS
% MAIN STREET PROP MGMT
9 PARK AVE
GAITHERSBURG MD 20878

Steve Philbin
KENTLANDS RIDGE CONDO INC
% COMMUNITY MNGMT CORP
11300 ROCKVILLE PIKE # 907
ROCKVILLE MD 20852

Richard Skobel
KENTLANDS VIEW CONDO INC
% MAIN STREET PROP MGMT
9 PARK AVE
GAITHERSBURG MD 20877

Dana Needle
LAKELANDS HEATHWALK CONDO
% COMSOURCE MGMT INC
3414 MORNINGWOOD DR
GAITHERSBURG MD 20832

Patty Krebeck
LAKELANDS MAIN ST. CONDO
% COMSOURCE MGMT INC
16 EXECUTIVE PARK CT
GAITHERSBURG MD 20874

Dana Needle
LAKELANDS MARKET ST CONDO
% COMSOURCE MGMT INC
3414 MORNINGWOOD DR
GAITHERSBURG MD 20832

Shireen Ambush
LAKELANDS RIDGE CONDO I, II, III, IV
% ABARIS REALTY, INC
12009 NEBEL ST
ROCKVILLE MD 20852

Shireen Ambush
LAKELANDS RIDGE CONDO 5
% ABARIS REALTY, INC
12009 NEBEL ST
ROCKVILLE MD 20852

Shireen Ambush
LAKELANDS RIDGE HOA
% ABARIS REALTY, INC
12009 NEBEL ST
ROCKVILLE MD 20852

Jeff Kivitz
LILAC GARDENS CONDO
% MAIN ST PROP MGMT
9 PARK AVE
GAITHERSBURG MD 20877

Peggy Toland
MONTGOMERY MEADOWS
% COMMUNITY ASSOC INC
P.O. BOX 1130
GERMANTOWN MD 20875

Jeff Kivitz
NEWPORT ESTATES SEC I
% MAIN ST PROP MGMT
9 PARK AVE
GAITHERSBURG MD 20877

Elaine Ziemke
NEWPORT ESTATES SEC II
% THE MANAGEMENT GROUP
20440 CENTURY BLVD
GERMANTOWN MD 20874

Rick Hinton
NEWPORT ESTATES SEC III
% VISTA MGMT
1131 UNIVERSITY BLVD W
SILVER SPRING MD 20874

Dale Roan
NO. 8 RUSSELL AVE CONDO
% MAIN ST PROP MGMT
9 PARK AVE
GAITHERSBURG MD 20877

Mike Potter
OAKS AT WASHINGTONIAN WOODS
% MTM MGMT ASSOC
26223 RIDGE RD
DAMASCUS MD 20872

Ralph Caudle
ORCHARD GLEN
% IKO REAL ESTATE, INC
3403 OLANDWOOD CT, #1
OLNEY MD 20832

Jeff Kivitz
PARK SUMMIT CONDO
% MAIN ST. PROP MGMT
9 PARK AVE
GAITHERSBURG MD 20877

Jeanette Broadwater
PARK SUMMIT HOA
% VANGUARD MGMT ASSOC
P.O. BOX 39
GERMANTOWN MD 20875

Tony Martella
POTOMAC OAKS
% COMSOURCE MGMT INC
3414 MORNINGWOOD DR
OLNEY MD 20832

Richard Skobel
QUINCE ORCHARD PARK II CONDO ASSN
% MAIN ST PROP MGMT
9 PARK AVE
GAITHERSBURG MD 20877

Richard Skobel
SAYBROOKE
% MAIN ST PROP MGMT
9 PARK AVE
GAITHERSBURG MD 20877

Bruce Blumberg
SHADY GROVE VIL III COM ASSN INC
% ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

Mike Potter
SHADY GROVE VIL COMM COUNCIL CORP
% M.T.M MGMT ASSOC
26223 RIDGE RD
DAMASCUS MD 20872

Ravi Parkhie
SHADY GROVE VILLAGE I CONDO ASSN
% THE MANAGEMENT GROUP
20440 CENTURY BLVD
GERMANTOWN MD 20874

Shireen Ambush
SHADY GROVE VILLAGE II CONDO
ABARIS REALTY, INC
12009 NEBEL STREET
ROCKVILLE MD 20905

Michael Eckloff
TIMBERBROOK CONDO ASSN
% COMSOURCE MGMT INC
3414 MORNINGWOOD DR
OLNEY MD 20832

Curt Rosenthal
VILLAGE OVERLOOK
% COMSOURCE MGMT INC
3414 MORNINGWOOD DR
OLNEY MD 20832

Curt Rosenthal
VILLAGE OVERLOOK IIA
% COMSOURCE MGMT INC
3414 MORNINGWOOD DR
OLNEY MD 20832

Curt Rosenthal
VILLAGE OVERLOOK IIB
% COMSOURCE MGMT INC
3414 MORNINGWOOD DR
OLNEY MD 20832

Ravi M. Parkhie
WARTHER HOMES ASSOC
%THE MANAGEMENT GROUP
20440 CENTURY BLVD
GERMANTOWN MD 20874

Shireen Ambush
WASHINGTONIAN TOWNS
% ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

Linda Wildman
WASHINGTONIAN WOODS
% COMMUNITY ASSN SERV INC
18401 WOODFIELD RD SUITE H
GAITHERSBURG MD 20879

Peggy Toland
WOODLAND HILLS
% COMMUNITY ASSOC INC
PO BOX 1130
GERMANTOWN MD 20875

Mike Potter
WOODS AT MUDDY BRANCH
% MTM MGMT ASSOC
26223 RIDGE RD
DAMASCUS MD 20872

Carla Johnson
BENNINGTON COM ASSN INC
29 GOODPORT LN
GAITHERSBURG MD 20878

Gloria Aparicio Blackwell
SHADY GROVE VIL III COM ASSN
53 APPLESEED LN
GAITHERSBURG MD 20878

ALAN FRASER
790 KIMBERLY CT W
GAITHERSBURG MD 20878

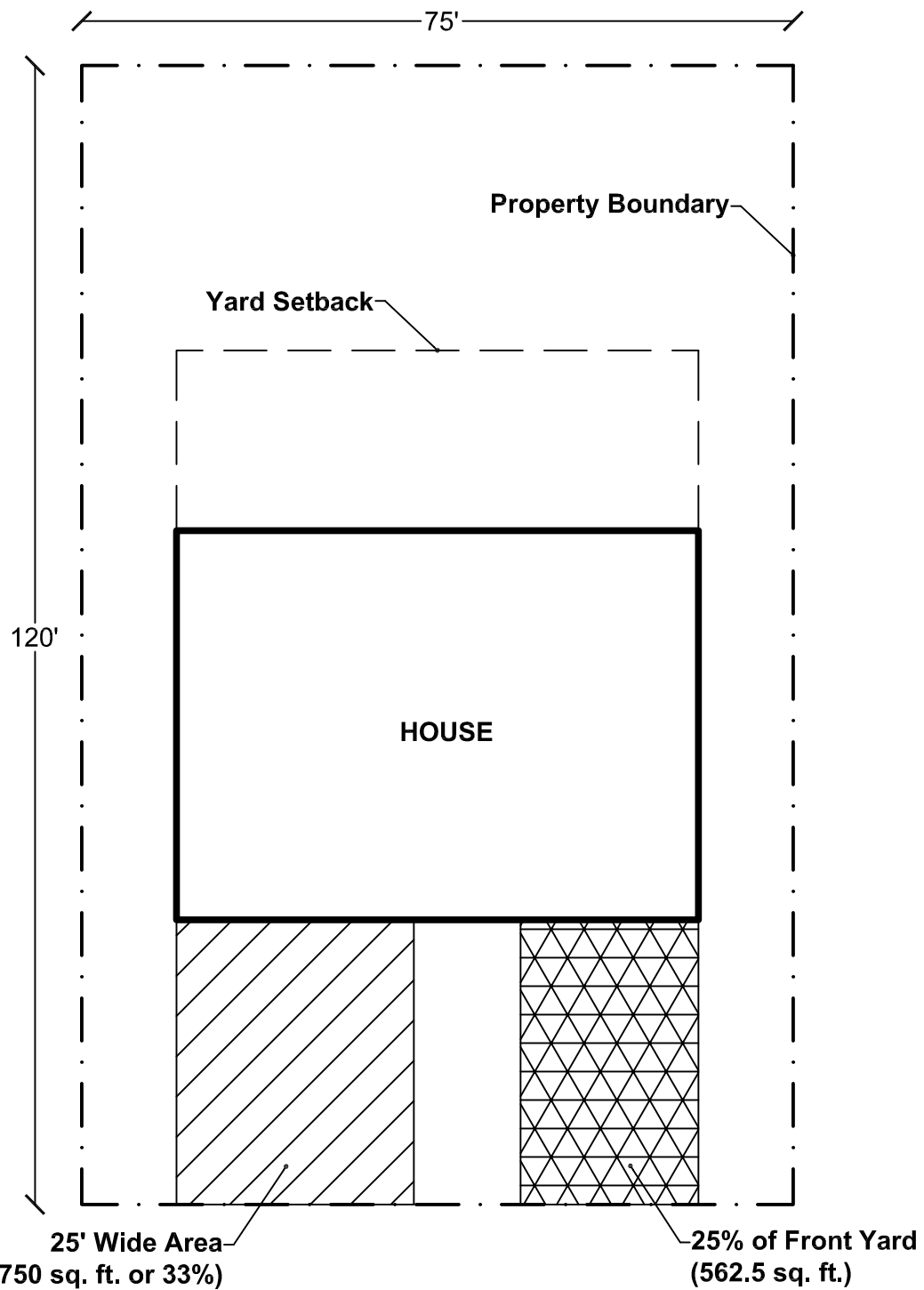
JOANN SCHIMKE
WEST RIDING CITIZENS ASSN
734 TIFFANY CT
GAITHERSBURG MD 20878

WILLIAM FALLON
822 JONKER COURT
GAITHERSBURG MD 20878

PAM LINDSTROM
421 GAITHER ST.
GAITHERSBURG MD 20877

GAIL NORRIS
400 WOODLAND RD
GAITHERSBURG MD 20877

TOM EHART
201 ROLLING RD
GAITHERSBURG MD 20877



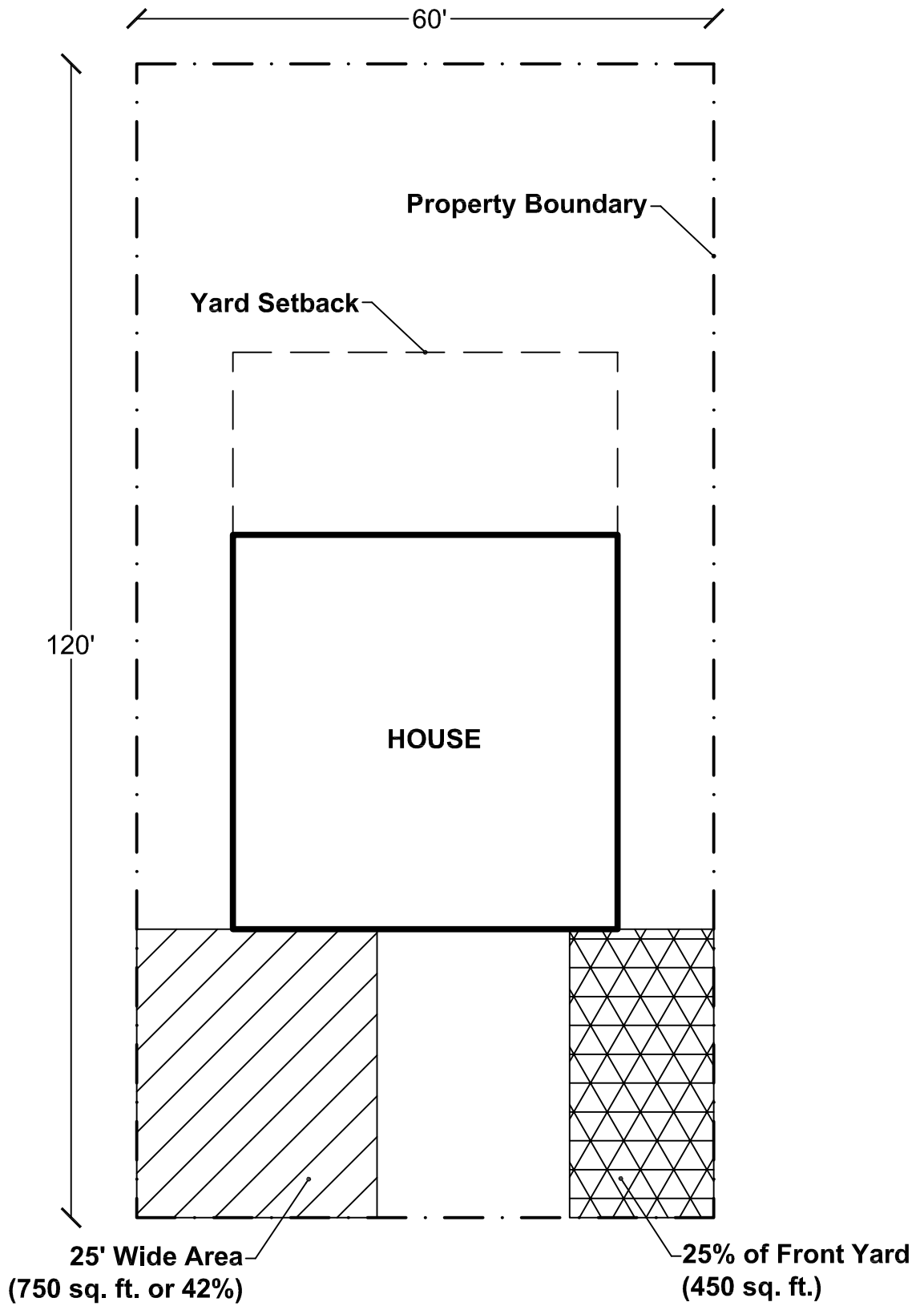
Standard R-90 zoned Lot

Front/Rear Yards = 30' Side Yards = 10'

Joint Hearing - MCC & PC

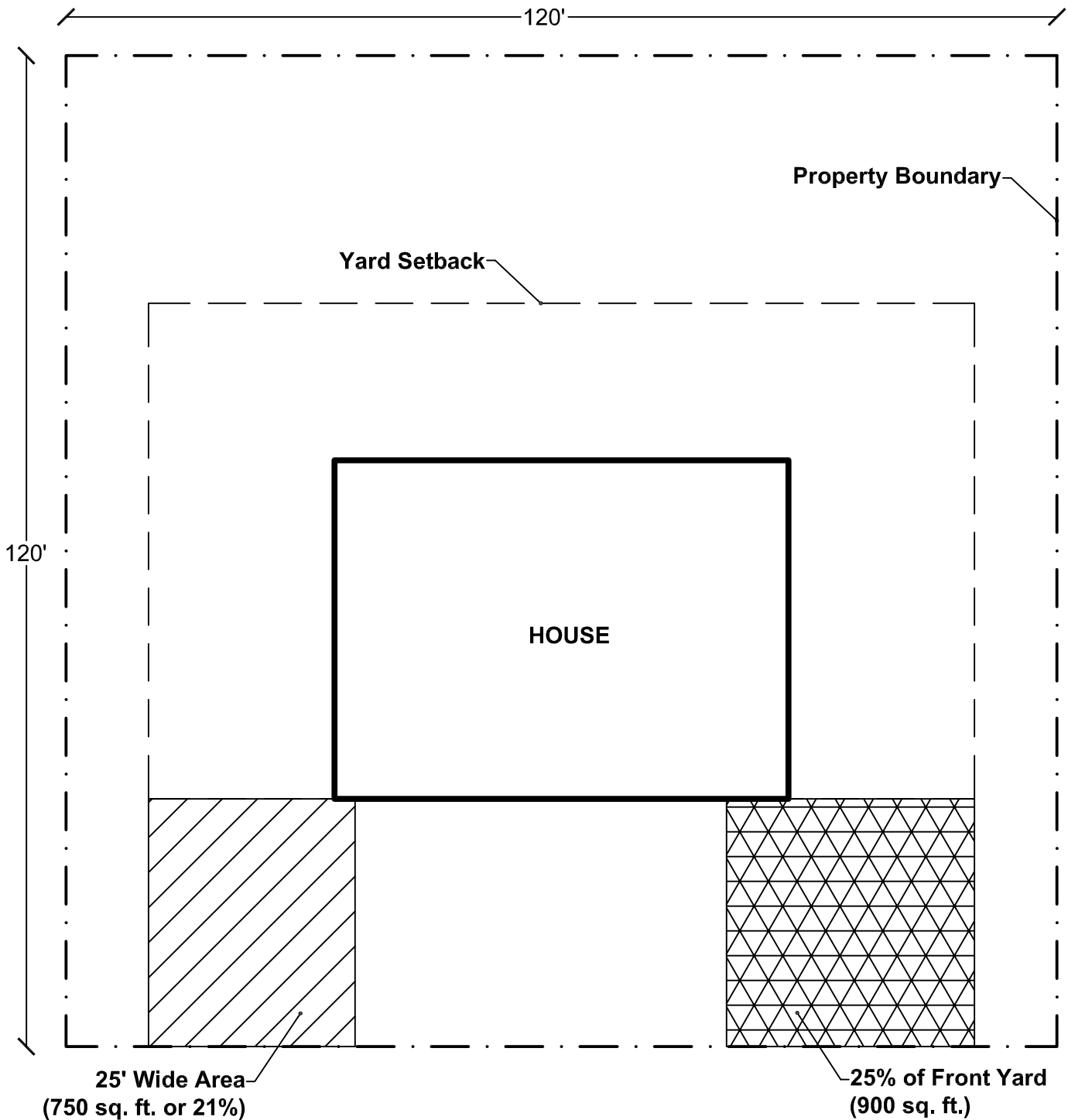
T-389

7



Small R-90 zoned Lot

Front/Rear Yards = 30' Side Yards = 10'



Large R-90 zoned Lot

Front/Rear Yards = 30' Side Yards = 10'