
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: April 4, 2007

SITE PLAN: **AFP-07-010**

TITLE: **21 FIRSTFIELD PROFESSIONAL CENTER**

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
Re-stripping of parking lot and ADA accessibility

ADDRESS: 21 Firstfield Road

ZONE: E-1 (Urban Employment)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER:(as applicable)

Architect/ Applicant: Scott Norberg/Interplan Inc.
Owner: Brownstone Capital LLC

STAFF PERSON: Allen Meyer, Planning Intern

Enclosures:

Staff Comments
Exhibit 1: Site Location map
Exhibit 2: Application
Exhibit 3: Mailing list
Exhibit 4: Original site Plan
Exhibit 5: Updated site plan
Exhibit 6: Parking lot green space waiver
Exhibit 7: Drive aisle width waiver

STAFF COMMENTS

Location. The subject property, 21 Firstfield Road, is located in the Diamond Farms subdivision (Exhibit #1) between the intersections of Quince Orchard Boulevard and bank Street. It is north of the Diamond Farms Post Office and is located in the E-1 (Urban Employment) Zone.

Request. This application requests the re-striping of the parking lot in order to bring it into conformance with Americans with Disabilities Act (ADA). The original site plan S-557, approved by Planning Commission on April 19, 1978, shows 197 parking spaces: 177 regular (10'x20' with a two foot overhang as allowed by code), 14 compact (9'x18' with a two foot overhang), and 6 handicapped spaces (Exhibit #4). The updated site plan, which requires 196 spaces for office use, will contain 208 spaces: 200 regular size (9'x17') and 8 handicapped spaces including two handicapped van spaces (Exhibit #5). The site plan shows two additional spaces that need to be reflected on the chart.

The applicant is also updating their ADA accessibility by adding a four foot sidewalk on the northwest corner of the building leading from the north entrance to the handicapped spaces.

Waiver Request. The parking lot area is 67,000 square feet and is required to have ten (10) percent green space per §24-220(e). The applicant is asking for a parking lot green space waiver of seven (7) percent of the required ten (10) percent. The greenspace could not be met on site due to the existing site restrictions (Exhibit #6). In addition the applicant needs a waiver of three of the four drive aisles (Exhibit #7). The northern drive aisle needs a waiver of three (3") inches, the eastern drive aisle of two (2") inches, and the southern drive aisle three foot ten (3', 10") inches. The applicant was unaware that they had to submit a waiver for the drive aisle width and is in the process of doing so. The Planning Commissioners will be emailed Monday afternoon with the waiver request.

Section 24-222A states:

"The planning commission may waive any requirement of this article, in whole or in part, which is not necessary to accomplish the objectives of this article. The waiver may be granted, after a public meeting has been conducted, only upon a finding by the planning commission that such a waiver would not be detrimental to the public health, safety and general welfare. In conjunction with the granting of any waiver, the planning commission may attach such conditions or safeguards as it deems necessary to protect and enhance the public health, safety and welfare."

Conclusion. Staff recommends to grant **AFP-07-010 – 21 Firstfield Professional Center, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN CONFORMANCE WITH ZONING ORDINANCE §§24-170, 24-172 AND 24-222A(PARKING LOT GREEN SPACE), WITH THE FOLLOWING CONDITIONS:**

- 1. PLANNING COMMISSION GRANT A WAIVER OF SEVEN (7) PERCENT OF THE REQUIRED TEN (10) PERCENT PARKING LOT GREEN SPACE AND AN AISLE WIDTH WAIVER OF THREE (3") INCHES FOR THE NORTHERN DRIVE AISLE, TWO (2") INCHES FOR THE EASTERN DRIVE AISLE, AND THREE FOOT TEN (3', 10") INCHES FOR THE SOUTHERN DRIVE AISLE.**
- 2. THE APPLICANT IS TO SUBMIT A REVISED PLAN SHOWING THE CORRECT NUMBER OF PARKING SPACES AND THE WAIVER AMOUNT.**

Just a reminder that a second motion will be needed to grant the waivers.

AFP-07-010

21 Firstfield Professional Center

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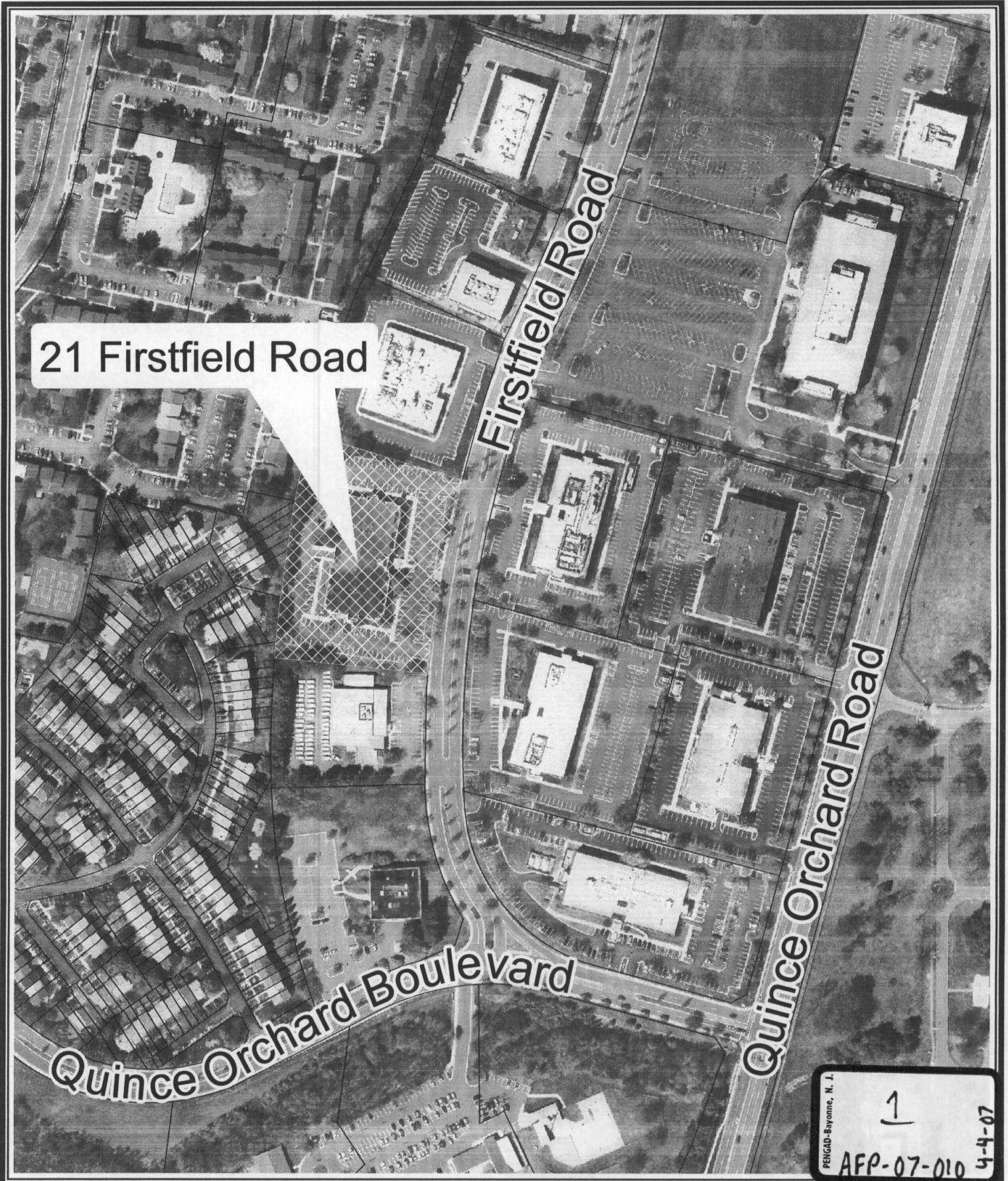
MD State Plane
HPGN NAD 83/91

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AFP-07-010 4-4-07

AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

Application #	AFP-07-010
Date Filed	3-12-07
Total Fee	500.00 300.00 E Pd.

[Signature]

1. SUBJECT PROPERTY

Project Name 21 FIRST FIELD PROFESSIONAL CENTER.
 Street Address 21 FIRST FIELD ROAD.
 Zone E-1 Historic area designation Yes No
 Lot B Block A Subdivision _____
 Tax Identification Number (MUST BE FILLED IN) 1 8 2 2 2 7 6

2. APPLICANT

Name GUYTON NORRIS FOR 21 FIRST FIELD - BROWNSTONE CAPITAL LLC.
 Street Address 5185 MAG ARTHUR BLVD #200 Suite No. _____
 City WASHINGTON State DC Zip Code 20016
 Daytime Telephone 202 362 5300 x103

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Interplan Inc.
 Architect's Maryland Registration Number 9563 Telephone 202 362 5300
 Street Address 5185 MAG ARTHUR BLVD Suite Number 200
 City WASHINGTON State DC Zip Code 20016

Engineer's Name M.R. CARTER ENGINEERING.
 Engineer's Maryland Registration Number _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____

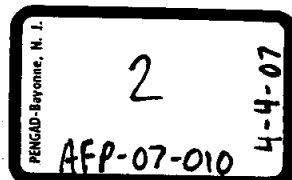
Developer's Name _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____
 Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name 21 FIRST FIELD LLC % BROWNSTONE CAPITAL
 Street Address 4732 BETHESDA AVE Suite No. 500
 City BETHESDA State MD Zip Code 20855
 Daytime Telephone 301 254 7400

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
 Name of previously approved Final Plan _____



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

NEW ASPHALT OVERLAY OVER EXISTING PAVING, PARKING LOT TO BE RESTRIPTED HANDICAP SPACES ADDED FROM EXISTING TO A TOTAL OF 8.

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

NO CHANGES ANTICIPATED, USE/OCCUPANCY UNCHANGED.

Changes in population estimated due to amendment.

Employee estimate: Total number _____ Total number per shift _____
 Resident estimate: Total number _____ Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)	137,803		
2. Site Area (acres)	3.1635		
3. Total Number of Dwelling Units/Lots		N/A.	
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential		N/A.	
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft. 0		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft. 0		
12. Office/Professional	Sq. Ft. 55,384.		
13. Warehouse/Storage	Sq. Ft. 0		
14. Parking		169.	206.
15. Shared Parking/Waiver			
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) **SCOTT A NOPERRO**

Applicant's Signature *[Signature]*

Date **3.9.2007**

Daytime Telephone **202-362-5300 X1032**

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21 FIRSTFIELD LLC C/O BROWNSTONE
CAPITAL
4732 BETHESDA AVE #500
BETHESDA MD 20855

ALFONSO AVALOS
806 QUINCE ORCHARD BLVD APT 10
GAITHERSBURG MD 20878

AMY YU-TZU TSUI
3 PISSARO CT
NORTH POTOMAC MD 20878

ANN J PARAMBIL
PO BOX 4285
GAITHERSBURG MD 20885

ARE-19 FIRSTFIELD ROAD LLC
C/O DELOITTE & TOUCHE LLP
2235 FARADAY AVE #0
CARLSBAD CA 92008

ARE-20/22/1300 FIRSTFIELD QUINCE
ORCHRD LLC C/O DELOITTE TOUCHE
2235 FARADAY AVE STE O
CARLSBAD CA 92008

ASHOK B & P A KULKARNI
30 SEBASTIANI BLVD
GAITHERSBURG MD 20878

BMI LLC
503 GATEWAY DR W
THURMONT MD 21788

BRENDA J BANE
816 QUINCE ORCHARD BLVD # 101
GAITHERSBURG MD 20878

CARLOS MENDEZ
CARMINA MENDOZA-MENDEZ
814 QUINCE ORCHARD BLVD # 102
GAITHERSBURG MD 20878

COMPROP 21 LMTD PTNSHP
21 FIRSTFIELD RD
GAITHERSBURG MD 20878

CONSUELOTRUSTUSTEE SAUER
2111 GANTON GRN APT 102
WOODSTOCK MD 21163

CYNTHIA M HOFFMAN
725 HARRINGTON RD
ROCKVILLE MD 20852

DALIN YAO
YUJIE LIU
922 QUINCE ORCHARD BLVD
GAITHERSBURG MD 20878

DEAN D MILLER
17013 LAKEWOOD CT
PURCELLVILLE VA 20132

DIAMOND FARMS HOMES CORP
PO BOX 3298
GAITHERSBURG MD 20885

DIANE M LIEUALLEN
26200 FRAMPTON AVE SPC 85
HARBOR CITY CA 90710

DMITRI E KOLUCH
7862 MIDDAY LN
ALEXANDRIA VA 22306

DONALD E WILKENS
8433 FINGERBOARD RD
FREDERICK MD 21704

DONALD R & B R TALBOT
712 HICKORY LOT RD
TOWSON MD 21286

EUGENE SAPIRO
11 OAK SHADE RD
GAITHERSBURG MD 20878

GERHARDT I & R M HEPNER
14410 BUTTERNUT CT
ROCKVILLE MD 20853

GLADYS I FLORES
750 QUINCE ORCHARD BLVD #201
GAITHERSBURG MD 20878

HARRIS D & S GILBERT
760 SEXTANT DR UNIT 511
SANIBEL FL 33957

IVAN MOSKVICHEV
566 VALLEJO ST APT 34
SAN FRANCISCO CA 94133

JAMES P OWING
12429 SAINT JAMES RD
ROCKVILLE MD 20850

JOSE R DIAZ
756 QUINCE ORCHARD BLVD APT 20
GAITHERSBURG MD 20878

KAROLYN & GLENN A DEL FAVERO
8402 GLADE CT
COLUMBIA MD 21046

KERRY J & SHONDA M HAMPTON
9911 GREENEL RD
DAMASCUS MD 20872

MING-DER & M-F T LIU
10604 DEMOCRACY LA
POTOMAC MD 20854

PERGAD-Bayonne, N. J.
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824 QUINCE ORCHARD BLV APT 201
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782 QUINCE ORCHARD BLV APT 201
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30 SEBASTIANI BLV
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OCCUPANT
830 QUINCE ORCHARD BLV APT 202
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832 QUINCE ORCHARD BLV APT T1
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26 SEBASTIANI BLV
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758 QUINCE ORCHARD BLV APT 202
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ROBB N WONG
10908 ROSEMONT DR
ROCKVILLE MD 20852

ROBERT A MORONEY
822 QUINCE ORCHARD BLVD APT202
GAITHERSBURG MD 20878

ROBERT A MORONEY
C/O WALTER KLINGER
822 QUINCE ORCHARD BLVD # 202
GAITHERSBURG MD 20878

ROBERT A MORONEY
C/O APT 202
822 QUINCE ORCHARD BLVD
GAITHERSBURG MD 20878

ROBERT DTRUST NIX
2515 LOCUSTWOOD PL
SILVER SPRING MD 20905

SCOTT NORBERG
BROWNSTONE CAPITAL LLC
5185 MAC ARTHUR BLVD #200
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C/O COLDWELL BANKER PARDOE
7272 WISCONSIN AVE
BETHESDA MD 20814

STEVAN & SONJA L FISHER
792 QUINCE ORCHARD BLV #101
GAITHERSBURG MD 20878

STEVE BERMAN
20 SEBASTIANI BLVD
GAITHERSBURG MD 20878

SUSANNE M DELANEY
1800 POWDER MILL RD
SILVER SPRING MD 20903

TESSA K PACKWOOD
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GAITHERSBURG MD 20877

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137 CARTER CTSW
VIENNA VA 22180

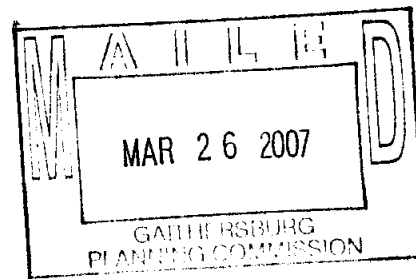
WEIQING ZHANG
ANNIE CHEN
812 QUINCE ORCHARD BLVD # 210
GAITHERSBURG MD 20878

WILLIAM & ELIZABETH A MCCONNELL
PO BOX 635
WASHINGTON GROVE MD 20880

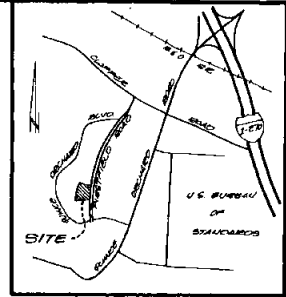
WILLIAM J BOETTNER
13300 LONG LEAF DR
CLARKSVILLE MD 21029

WO & M Y CHANG
10220 SWEETWOOD AVE
ROCKVILLE MD 20850

ZHIHAO WANG
PO BOX 1182
VIENNA VA 22183



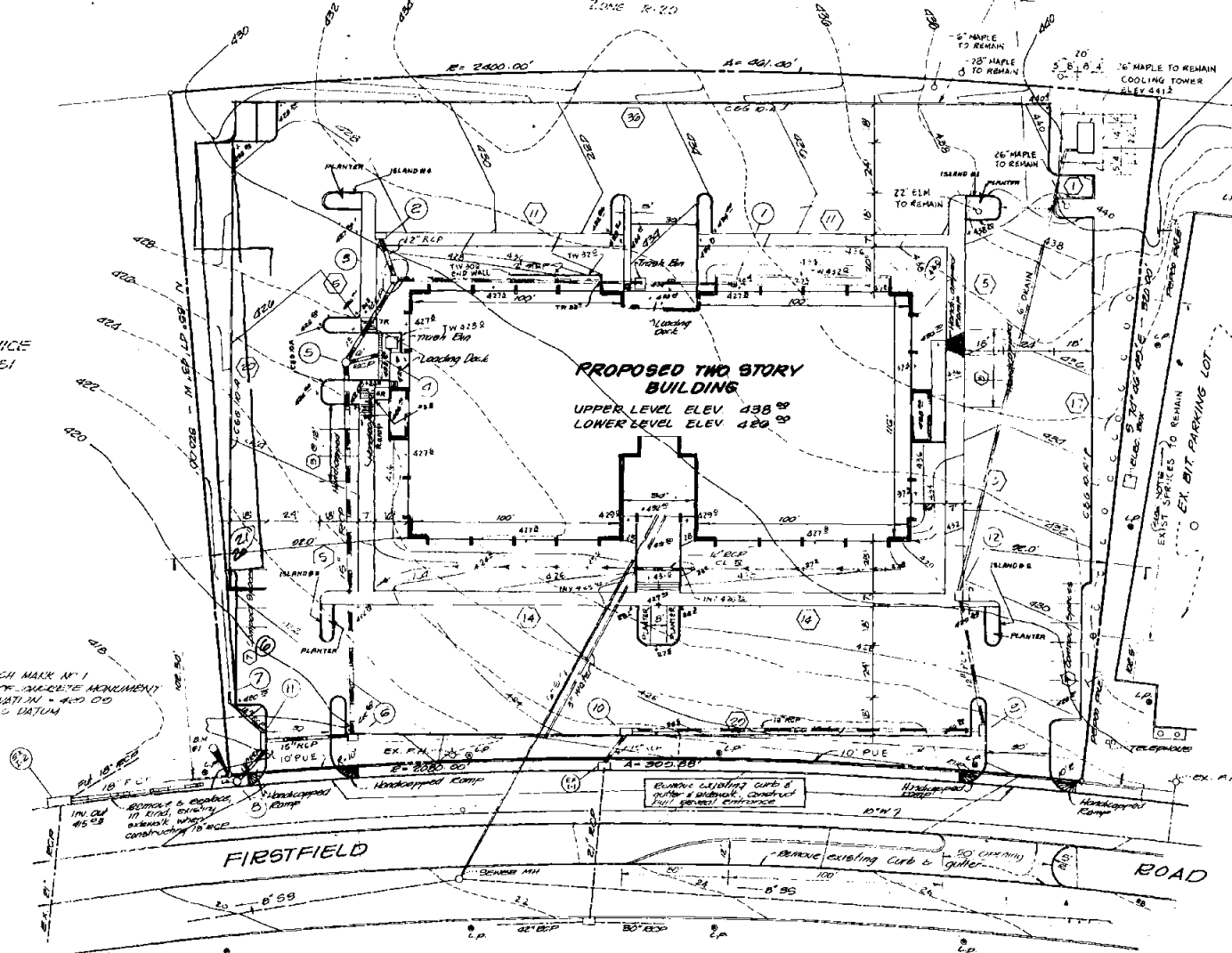
SITE AREA - 137,803 SF - 3.1834 AC.
 BUILDING COVERAGE - 27,144 SF - 10.1%
 PARKING AREA - 68,788 SF - 49.9%
 GARDEN AREA - 41,863 SF - 30.0%
 PARKING SPACES
 REGULAR (10'x20') 177
 COMPACT (5'x10') 14
 HANDICAPPED (12'x20') 6
 187



VICINITY MAP
SCALE: 1"=2000'

LOT 1 BLOCK A
 P.B. 84 P.B.74B
 ZONE R-20

PRUNE & ROOT TRIM PRIOR TO BEGIN GRADING. PROTECT SOLE OF BRANCHES WITH BRANDED EXISTING CONSTRUCTION. NO STORAGE OF EQUIP. OR MATERIALS WITHIN THIS AREA.
 ADJUST CURB & GUTTER CONSTRUCTION IN THESE AREAS TO MEET EXISTING CONDITIONS SO AS TO SAVE TREES.



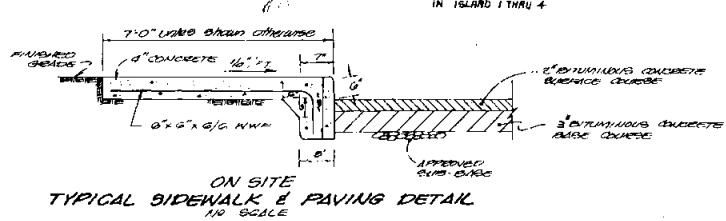
U.S. POSTAL SERVICE
 C. 8881 R. 351
 ZONE E-1

PROPOSED TWO STORY BUILDING
 UPPER LEVEL ELEV 438.00
 LOWER LEVEL ELEV 428.00

TYPICAL PAVING DETAIL
 FOR STROKING LANE
 1/8" SCALE

LOT 7 BLOCK A
 P.B. 51 P.B.870
 ZONE E-1

NOTE: INSTALL SIMILAR CURB ON BOTH SIDE OF WALK IN ISLAND 1 THRU 4



S-557

LEGEND

EXISTING CONTOUR	---
PROPOSED CONTOUR	----
PROPOSED STORM DRAIN	=====
18" DIA. 20' SPACING	=====
PROPOSED WATER	=====
NUMBER OF PARKING SPACES	()
PROPOSED CURB (ON SITE)	=====
PROPOSED CURB & GUTTER	=====
PROPOSED PAVING	=====
SPOT ELEVATIONS	x 420.00

CITY OF GAITHERBURG PLANNING COMMISSION
 21 SOUTH BURNETT AVENUE GAITHERBURG, MARYLAND 20878
APPROVED
 AT THE REGULARY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON 4/11/78 AT 7:00 P.M. APPLICATION NO. S-557
 Waiver of Public Approval
 Date: 4/19/78 By: J. J. [Signature]

RECEIVED
 JUL 6 1978
 DANAC

C-1

DATE	REVISIONS
5/14/78	REVISIONS PER ARCHITECT

KCI
 KIDDE CONSULTANTS, INC.
 CONSULTING ENGINEERS
 ROCKVILLE, MARYLAND 20850

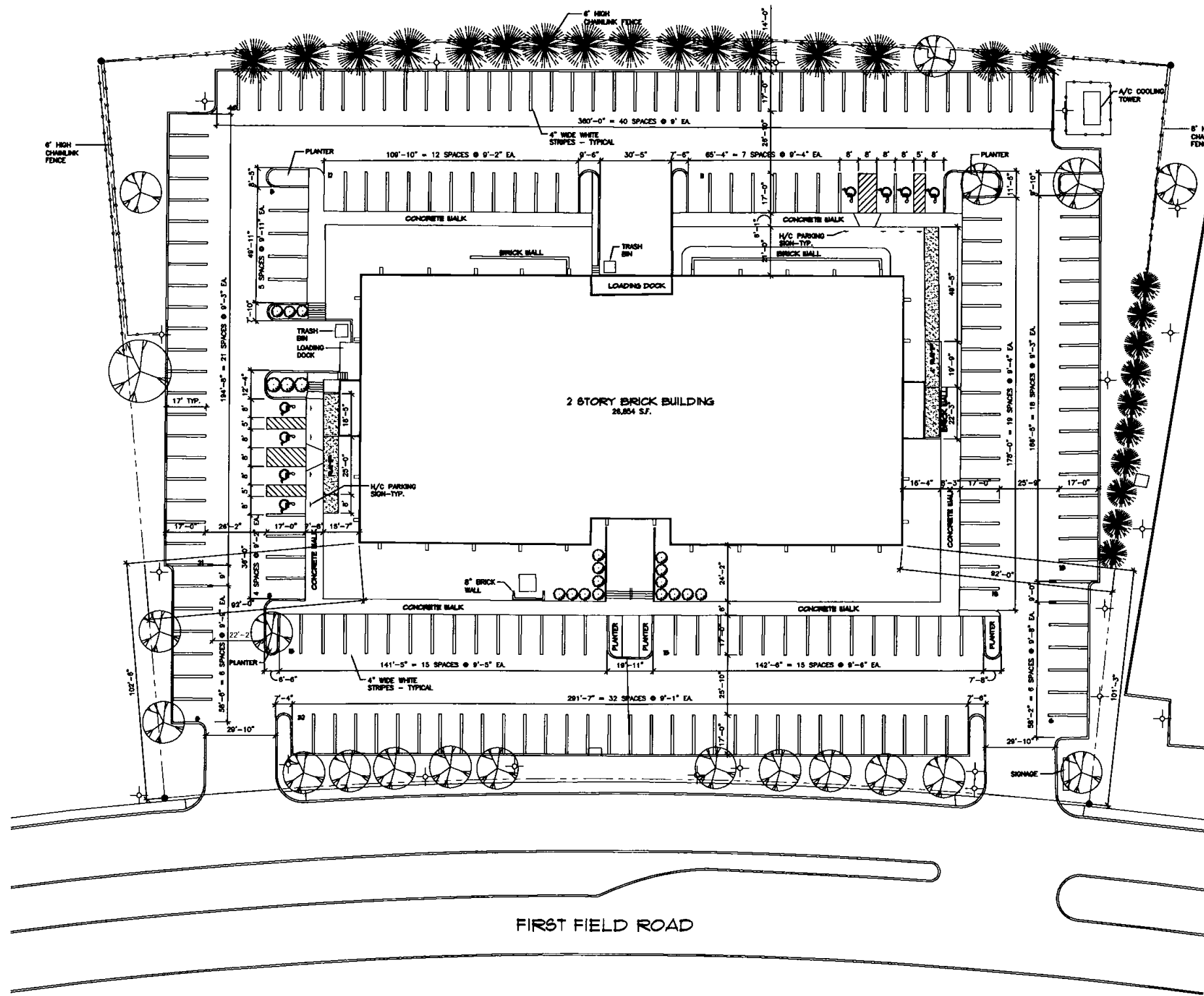
OWNER & DEVELOPER
 DIAMOND REAL ESTATE INVESTMENT CORP.
 7915 WISCONSIN AVENUE
 BETHESDA, MARYLAND 20814

SITE DEVELOPMENT
 PLAN

D.F.S. 8 OFFICE BUILDING
 LOT 6 BLOCK A DIAMOND FARMS
 CITY OF GAITHERBURG
 MONTGOMERY COUNTY, MARYLAND

Sheet of 2	DATE APRIL 1978 SCALE 1"=30'	JOB NUMBER 11-28-0238
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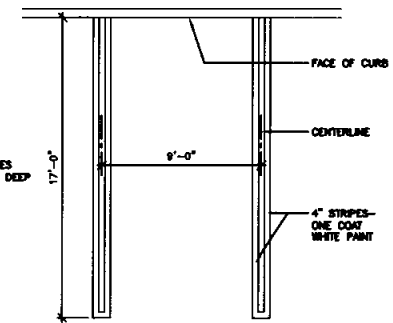
4
 AFP-07-010
 4-4-07



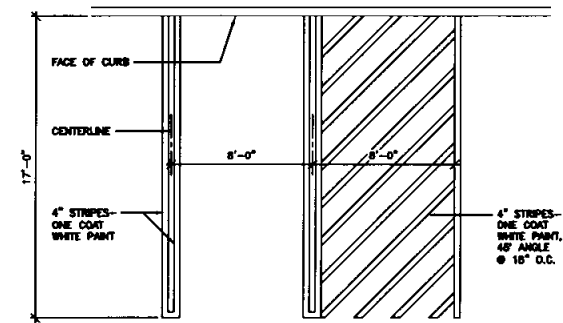
① SITE PLAN
SCALE: 1" = 20'-0"



NOTE: LOADING SPACES
ARE 10' WIDE X 20' DEEP



② PARKING STALL STRIPING DETAIL
SCALE: 1/4" = 1'-0"



③ HANDICAP (VAN) PARKING STALL STRIPING DETAIL
SCALE: 1/4" = 1'-0"

21 FIRSTFIELD BUILDING SITE SUMMARY

YEAR CONSTRUCTED: 1979
PROPOSED ACTION: UPDATE TO THE 1976 FINAL DEVELOPMENT PLAN FOR THE RE-STRIPING OF THE PARKING LOT SURFACE.

- | | |
|-------------------------------|---|
| 1. GROSS TRACT AREA: | 15,760 SQUARE FEET, 3.1635 ACRES |
| 2. EXISTING ZONING: | E-1 (URBAN EMPLOYMENT) |
| EXISTING PROPOSED USE: | OFFICE OCCUPANCY |
| PROPERTY INFORMATION: | DIAMOND FARMS, LOT 8/BLOCK A
TAX ID: 02-01822716
21 FIRSTFIELD ROAD |
| 3. GROSS FLOOR AREA: | 54,288 SQUARE FEET ON 2 FLOORS |
| EXISTING TOTAL: | 54,288 SF |
| 4. BUILDING SETBACKS: | REQUIRED PROVIDED |
| FRONT: | 30' 102'-6" |
| SIDE: | 20' 92'-0" |
| REAR: | 20' 101'-3" |
| 5. BUILDING COVERAGE: | |
| ALLOWABLE: | 50% = 60,902 SQUARE FEET |
| PROVIDED: | 19.1% = 27,144 SQUARE FEET |
| 6. ALLOWABLE BUILDING HEIGHT: | 45' |
| ALLOWABLE BUILDING HEIGHT: | 30' MAX 21'-6" AVERAGE |
| EXISTING BUILDING HEIGHT: | NO PROPOSED MODIFICATIONS TO HEIGHT |
| 7. GREEN AREA: | |
| REQUIRED: | 30% = 4,728 SQUARE FEET |
| PROVIDED: | 31% = 42,999 SQUARE FEET |
| 8. PARKING TABULATION: | |
| PARKING REQUIRED: | 54,288 SQUARE FEET/ 300 PER OCCUPANT = 181 STALLS |
| PARKING PROVIDED: | 200 STALLS |
| STANDARD: | 200 |
| HANDICAP: | 0 |
| TOTAL: | 200 |
| 9. INTERNAL GREEN SPACE: | |
| REQUIRED: | 10% = 6,100 SQUARE FEET |
| PROVIDED: | 3.7% = 2,400 SQUARE FEET |
| ISLANDS: | 7,484 SQUARE FEET |
| ADJACENT: | 1,201 SQUARE FEET |
| TOTAL: | 13,165 20.3% |
| PARKING: | 67,004 SQUARE FEET |
| 10. EXISTING IMPERVIOUS AREA: | |
| PROVIDED: | 48% = 60,020 SQUARE FEET |

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON _____

APPLICATION NO. AFP-07-010 WAS GRANTED

AMENDMENT TO FINAL PLAN APPROVAL

WITH _____ CONDITIONS SEE S.D.A. LETTER

DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE RE-APPROVED BY THE PLANNING COMMISSION

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS,
PARK, MARKETPLACE, AND ENGINEERING

FINAL APPROVAL

DATE _____ BY _____

INTERPLAN
Incorporated

5185 MacArthur Boulevard, NW - Suite 200
Washington, DC 20018-3341
T: 202-898-9273
www.interplaninc.com

THIS IS YOUR AUTHORIZATION TO ISSUE THESE PLANS AND SPECIFICATIONS FOR BID AND FOR CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLARIFICATIONS AND SHALL BE ADMITTED TO THE PROJECT AT ALL TIMES. CLIENT AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLARIFICATIONS.

CLIENT AUTHORIZATION DATE

SITE LAYOUT PLAN

21 FIRSTFIELD LLC c/o
BRONNSTONE CAPITAL, L.L.C.

SITE LAYOUT PLAN
GAITHERSBURG, MD 20850

No.	Date	Issue	By
1	06/24/06	ISSUE TO ENGINEER	SN
2	04/05/06	DEMO PERMIT	SN
3	10/13/06	PERMIT	SN
4	11/14/06	CODE COMMENTS	SN

Design: SN

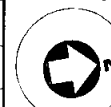
Drawn: RCG

Approved: SN

Scale: 1/8" = 1'-0"

Date: 08.08.06

Job No.: 2687



PENSAID 800-631-6869

AFP-07-010

4-4-07

INTERPLAN

Incorporated

March 26, 2007

Mr. John Bauer
Chair, City of Gaithersburg Planning Commission
31 South Summit Avenue
Gaithersburg, Maryland 20877

Re: 21 Firstfield Professional Center
21 Firstfield Road
AFP-07-010

Dear Mr. Bauer:

Brownstone Capital, the owner of 21 Firstfield Professional Center, is seeking the following waiver associated with the proposed re-stripping 21 Firstfield Road as shown on the Site Plan Amendment submitted.

A waiver of the required ten (10) percent parking lot green space indicated in Section 24-220(e).

Project Background:

This is an existing office building built in 1978. The owner is undertaking a complete interior renovation and has rebuilt numerous architectural features to comply with current code, life safety and accessibility provisions. Improvements to the building accessibility features have been coordinated with the City's Commercial Plans Reviewer regarding exterior entrances, ramps, compliant parking stalls and walks. The size of building, size of the parking lot and other site features are existing representing the 1978 design. Changes in locations of the accessible parking stalls and curb ramps will improve the accessible route. To accomplish the final step of this process will be to re-stripe the parking lot surface.

Design Issue:

The existing parking lot layout features parking stalls double loaded on the drive aisle. Therefore every stall abuts green space at the head of the curb or side walk. The application of the interior green space requirement is difficult as the design limits the number of interior islands and how does one distinguish between green space contributions on the side of the stall as opposed to the head of the stall. Several green space factors to consider on this site are summarized below:

- Utilizing the areas of the islands and the interior space between the building and the parking yields 13,765 square feet or a percentage of 20.5% of the parking lot area.
- The site yields approximately a total of 31% of green area.
- The site does not contain any interior parking stalls. Every stall on this site is adjacent to green space.

Proposed Waiver:

The applicant seeks an interpretation as to the application of the 10% Interior Green Space to this existing site based upon the design of the site or the request to re-stripe the lot absent of other site modifications.

or

The applicant understands that a waiver for the 10% Interior Green Space is required on the basis that only the square footage of island planters would be applied against this requirement. The applicant is seeking a waiver of seven (7) percent from the required ten (10) percent parking lot greenspace.

The owners are excited about the improvements undertaken to this property and the impact to the neighborhood. We thank you for your consideration of this waiver.

Warmest Regards,

Scott A. Norberg AIA

March 30, 2007

Mr. John Bauer
Chair, City of Gaithersburg Planning Commission
31 South Summit Avenue
Gaithersburg, Maryland 20877

Re: 21 Firstfield Professional Center
21 Firstfield Road
AFP-07-010

Dear Mr. Bauer:

Brownstone Capital, the owner of 21 Firstfield Professional Center, is seeking the following Drive Aisle waiver associated with the proposed re-striping 21 Firstfield Road as shown on the Site Plan Amendment submitted.

A waiver of the minimum dimension of the parking module of 60' as indicated in Section 24-218(e)(1).

Proposed Waiver:

The applicant seeks a waiver for the width of four drive aisles as noted below:

- The east Drive Aisle parallel to the front of the building, existing width of 59'-10" in lieu of 60'-0"
- The north Drive Aisle, existing width of 59'-9" in lieu of 60'-0"
- The north Drive Aisle adjacent to the east planter in the northeast corner of the site, existing width of 54'-6" in lieu of 60'. This width extends for approximately two parking stalls or 19 feet
- The south Drive Aisle adjacent to the east planter in the southeast corner of the site, existing width of 56'-2" in lieu of 60'. This width extends for approximately two parking stalls or 19 feet.

We thank you for your consideration of this waiver.

Warmest Regards,

Scott A. Norberg AIA