



CITY OF GAITHERSBURG

SITE DEVELOPMENT APPROVAL

Plan Number: SP-8983-2021

The City of Gaithersburg Planning Commission at their 12/ 1/21 meeting reviewed and approved application SP-8983-2021, finding the plan in conformance with Zoning Ordinance Section 24-170 and/or Section 24-172A and any other applicable City Codes.

Plan Information

Type: Site Development Plan
Approving Body: Planning Commission
Approval Date: December 01, 2021
Approval Expiration: December 01, 2023
Primary Planner: Jasmine Forbes

Location Information

Address(es)
405 S Frederick Ave Gaithersburg, MD 20877

Parcel(s)	Lot	Block
160900832246		

Description

Proposed automobile filling station and retail.

Contacts

Attorney	Miles & Stockbridge Barbara Sears 11 N. Washington St Suite 700 Rockville, MD 20850	Phone: (301) 517-4812 Email: bsears@milesstockbridge.com
Owner	1788/405/Trojan Investments, LLC c/o 1788 Holdings, LLC 4421 East-West Hwy Bethesda, MD 20814	
Applicant	1788/405/Trojan Investments, LLC c/o 1788 Holdings, LLC Meera Friemel 4421 East West Hwy Bethesda, MD 20814	Phone: (202) 258-9342 Email: mfriemel@1788holdings.com
Developer	1788/405/Trojan Investments, LLC c/o 1788 Holdings, LLC 4421 East-West Hwy Bethesda, MD 20814	
Engineer	Bohler Engineering VA LLC Nicholas Speach 16701 Melford Blvd Suite 310 Bowie, MD 20715	Phone: (301) 809-4500 Email: nspeach@bohlereng.com

Conditions

1. Applicant must satisfy all outstanding comments from the Department of Public Works related to retaining wall plans prior to the issuance of a site development permit.
2. Applicant to work with Staff to provide additional bike racks, prior to final certification of the plans.
3. Applicant to work with Staff to enhance the porch columns on the front elevation, prior to final certification of the plans.
4. Applicant to work with Staff to relocate the propane tank and ice storage containers in a convenient location, prior to final certification of the plans.

CONTINGENCIES OF ISSUANCE:

1. Conditions may be attached to the S.D.A. (Site Development Approval) as deemed reasonable and necessary to assure that the proposed use will be consistent with the purpose and intent of the Zoning Ordinance and Code of the City of Gaithersburg.
2. Note: Deviation from the plans (including elevations) so approved shall not be permitted without reapproval of the Planning Commission or Planning Staff. Any such deviation without prior approval shall constitute a violation of the City's Zoning Ordinance.
3. Construction or operation shall commence within two years of the date of the original approval by the Planning Commission or Staff; if not, a new final approval becomes necessary if an extension request has not been filed with the Planning staff of the Planning and Code Administration. No permits shall be issued without S.D.A. approval (see below).
4. The staff shall not be empowered to waive dedication of right-of-way and easements required by the General Plan or Master Plans for particular planning areas.
5. Issuance of S.D.A. shall not constitute the right to occupy the property; only a subsequent Occupancy Permit and Inspection Approval issued by the Permits and Inspections staff of the Planning and Code Administration can do this.
6. Issuance of the S.D.A. by the City of Gaithersburg shall not relieve the applicant of the responsibility to comply with any additional City requirements, or those of other governmental jurisdictions.

BUILDING PERMIT PROCESS:

The following procedure must be followed by an applicant with respect to obtaining a building permit for a site which has received final approval from the City of Gaithersburg's Planning Commission:

1. Applicant receives S.D.A. (Site Development Approval) form with conditions from Planning and Code Administration immediately following approval of plan by the Planning Commission.
2. To begin permit process, applicant must submit a full package of original plans and one paper print package (including but not limited to site plan, landscape plan, storm/paving plans, forest conservation plan (FCP), sediment control plans, storm water management plans and architectural elevations as applicable) to the Director of Public Works for his/her signature. When package is signed, Public Works will notify applicant to pick-up original plans. The paper print package is retained by the Director of Public Works.
3. The applicant must submit a full paper print package and the original plans package as defined above to the Planner, who will then sign the original site plan, landscape plan, forest conservation plan, and building elevation only; however, the entire package of originals will remain together. When signature of Planner has been affixed, Planning and Code Administration staff will notify applicant to pick-up entire signed original plan package. The paper print package is retained by the Planning and Code Administration.
4. When applying for: a sediment control, grading and/or sitework permit, applicant submits four (4) complete sets of paper prints of the signed plans and a copy of the S.D.A. to Permits and Inspections staff of the Planning and Code Administration.
5. When applying for a building permit, applicant submits a copy of site plan and three (3) full sets of Maryland Architect stamped construction/design plans and a copy of stamped and Planning Commission approved building facade elevation and a copy of the S.D.A., in addition to other items required on the Building Permit Application.

A historic area work permit is required for alterations to public or private property containing a historic resource. No work can be undertaken prior to issuance of a Certificate of Approval by the Historic District Commission.