

Pepco  
Real Estate and Right-of-Way  
Real Property Department  
201 W. Gude Drive  
Rockville, MD 20850  
Telephone:  
Fax: 301-670-8718

pepco.com

®

May 30, 2021

VII CROWN FARM OWNER LLC  
333 ELLINGTON BLVD  
GAITHERSBURG, MD 20878

Re: Installation of multiple cantilevered balconies encroaching 3' into an existing Public Utility Easement located at 333 ELLINGTON BLVD, GAITHERSBURG, MD 20878

Dear VII CROWN FARM OWNER LLC,

In response to your email requesting to install multiple cantilevered balconies in the area of the subject public utility easement, PEPCO has no objection to the installation of the balconies as proposed (see attached), with the understanding that the balconies will be installed accordant to the following conditions:

- Miss Utility markings shall be renewed to be clearly visible during construction
- Posts shall NOT be located within 36" of a marked Pepco facility
- Post holes shall NOT be located within 30" of a marked Pepco facility and may NOT exceed 26" in depth

These contingencies will allow PEPCO crews to remove part or all of the balconies in the surrounding easement in the event of new construction and/or the need to perform maintenance of the electric system in close proximity to the balconies. It would be the property owner(s) responsibility and cost to restore the balconies to its original condition.

Prior to installation of the balconies, it is your responsibility to contact Miss Utility at 1-800-257-7777 or 811, to request location of any and all underground utilities with the area. This is a free service and the request is normally handled within a few days.

If you have any questions regarding this, please don't hesitate to call me.

Sincerely,

A handwritten signature in black ink that reads "Crystal Greene".

Crystal Greene  
Right-of-way Representative  
Real Estate & Right-of Way  
Real Property Dept.

## Jasmine Forbes

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**From:** Bryan Condie <bcondie@ffres.com>  
**Sent:** Wednesday, May 26, 2021 2:00 PM  
**To:** Gregory Mann; Jasmine Forbes  
**Cc:** Heather Dlhopsky; Trey Kirby  
**Subject:** FW: PUE Balcony Encroachment Question

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Greg/Jasmine,

I was able to get the below response from Verizon that they are good with our encroachment. Please let me know if this will suffice as signoff from them?

Bryan Condie  
Development Manager - Development

**FAIRFIELD.**  
Creating Better Living for Better Lives

Office: 404.442.3862  
Cell: 703.402.4133

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**From:** noel.c.knott@verizon.com <noel.c.knott@verizon.com>  
**Sent:** Tuesday, May 25, 2021 9:51 AM  
**To:** Bryan Condie <bcondie@ffres.com>  
**Subject:** [EXTERNAL] RE: PUE Balcony Encroachment Question

Yes

**verizon**

**Noel C. Knott**

OSP Network Engineering

13101 Columbia Pike FDC-1  
Floor 1  
Silver Spring, MD 20904

(240) 970-6244 office  
(301) 821-2995 mobile  
[noel.c.knott@verizon.com](mailto:noel.c.knott@verizon.com)

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**From:** Bryan Condie [<mailto:bcondie@ffres.com>]  
**Sent:** Tuesday, May 25, 2021 9:27 AM  
**To:** Knott, Noel C (Chris) <[noel.c.knott@one.verizon.com](mailto:noel.c.knott@one.verizon.com)>  
**Cc:** Rector, Toni M <[trector@one.verizon.com](mailto:trector@one.verizon.com)>  
**Subject:** [E] RE: PUE Balcony Encroachment Question  
**Importance:** High

Is it possible to get a response on my question here and below? Is Verizon good with 19' – 11" of clearance over a PUE? With an encroachment of only 3 feet? Only underground utilities are permitted.

Bryan Condie  
Development Manager - Development



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**From:** Bryan Condie <[bcondie@ffres.com](mailto:bcondie@ffres.com)>  
**Sent:** Tuesday, May 11, 2021 2:11 PM  
**To:** [noel.c.knott@verizon.com](mailto:noel.c.knott@verizon.com)  
**Cc:** [trector@verizon.com](mailto:trector@verizon.com)  
**Subject:** RE: PUE Balcony Encroachment Question  
**Importance:** High

I wanted to follow up on the below. We are running up against a hearing date and would like to make sure we are good with what we are requesting below? Thanks.

Bryan Condie  
Development Manager - Development



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Cell: 703.402.4133

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**From:** Bryan Condie <[bcondie@ffres.com](mailto:bcondie@ffres.com)>  
**Sent:** Thursday, May 6, 2021 8:57 AM  
**To:** [noel.c.knott@verizon.com](mailto:noel.c.knott@verizon.com)

Cc: [trector@verizon.com](mailto:trector@verizon.com)

Subject: RE: PUE Balcony Encroachment Question

Thanks everyone. We are currently going through the Final Site Plan process with the City of Gaithersburg. In short, the PUE we are referring to is along Diamondback highlighted in yellow on the attached. Currently, our balconies are being cantilevered over the PUE and the lowest point of any balcony is at 19' – 11" above the grade and only encroach within 3 feet of the PUE. Pepco requires 20 feet of clearance, but wanted to make sure you all (Verizon) are also good with where we are. We do not have anything in the ground within the PUE. Let me know if you need any more details. Thanks.

Bryan Condie  
Development Manager - Development

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**From:** [noel.c.knott@verizon.com](mailto:noel.c.knott@verizon.com) <[noel.c.knott@verizon.com](mailto:noel.c.knott@verizon.com)>

**Sent:** Thursday, May 6, 2021 7:06 AM

**To:** Bryan Condie <[bcondie@ffres.com](mailto:bcondie@ffres.com)>

**Cc:** [trector@verizon.com](mailto:trector@verizon.com)

**Subject:** [EXTERNAL] RE: PUE Balcony Encroachment Question

Toni,

Just checking if your team have received this project?



**Noel C. Knott**

OSP Network Engineering

13101 Columbia Pike FDC-1  
Floor 1  
Silver Spring, MD 20904

(240) 970-6244 office  
(301) 821-2995 mobile  
[noel.c.knott@verizon.com](mailto:noel.c.knott@verizon.com)

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**From:** Alvey, Jason A  
**Sent:** Thursday, May 6, 2021 7:04 AM  
**To:** Bryan Condie <[bcondie@ffres.com](mailto:bcondie@ffres.com)>; Knott, Noel C (Chris) <[noel.c.knott@one.verizon.com](mailto:noel.c.knott@one.verizon.com)>  
**Cc:** McCoy, John W <[john.w.mccoy@one.verizon.com](mailto:john.w.mccoy@one.verizon.com)>; Phelps, Alan D <[alan.d.phelps@one.verizon.com](mailto:alan.d.phelps@one.verizon.com)>  
**Subject:** RE: PUE Balcony Encroachment Question

Good morning,

I am copying the engineering assistant for the Gaithersburg area, Chris Knott, on this reply. Please reach out to him regarding your project in that area.

Thanks,

***Jason Alvey***  
***Engineering Assistant***  
***26885 Point Lookout Rd***  
***Leonardtown, MD 20650***  
***Office (301) 997-0504***

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**From:** Bryan Condie [<mailto:bcondie@ffres.com>]  
**Sent:** Wednesday, May 5, 2021 2:52 PM  
**To:** Alvey, Jason A <[jason.a.alvey@one.verizon.com](mailto:jason.a.alvey@one.verizon.com)>  
**Subject:** [E] FW: PUE Balcony Encroachment Question  
**Importance:** High

Jason,

I wanted to follow up on the below and attached. Is 20 feet of clearance over the PUE satisfactory for Verizon?

Bryan Condie  
Development Manager - Development

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**From:** Bryan Condie <[bcondie@ffres.com](mailto:bcondie@ffres.com)>  
**Sent:** Tuesday, April 20, 2021 2:51 PM  
**To:** [jason.a.alvey@one.verizon.com](mailto:jason.a.alvey@one.verizon.com)  
**Subject:** PUE Balcony Encroachment Question

Jason,

We are developing a multifamily project in Gaithersburg MD and there is an encroachment into a PUE that we are requesting your approval on. I was given your information from our engineer on the project and hoping you can

help. We originally coordinated with Montgomery County but we were informed that through the attached Plat, the PUE was dedicated by the ownership certificate to each of the utilities and not Montgomery County, therefore, it is up to each individual utility to grant us permission for the encroachment, which is why I am reaching out to you.

The area of encroachment only occurs along Diamondback Drive Currently and consists of our lowest bottom of balcony at 19/-11" above the existing grade, with our balconies being cantilevered and only encroaching 3 feet within the PUE. There is nothing structural in the ground within the PUE and with us being essentially 20 feet above the PUE, we are hoping this wouldn't be an issue. Can you let me know what Verizon's requirements are for this type of encroachment? Or if the encroachment I have described is permitted, let us know?

Please let me know if there are any questions or if additional information is required to help with this. Thanks again.

Bryan Condie  
Development Manager - Development

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