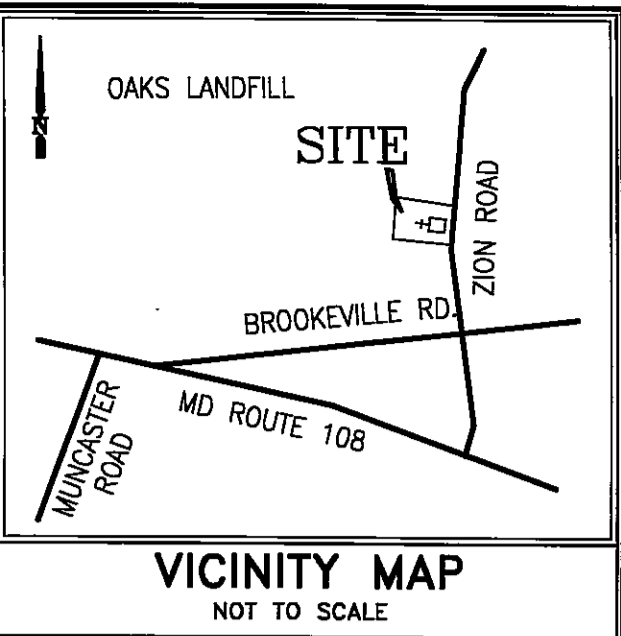


23153 MT ZION CHURCH SUBDIV. 1996



GENERAL NOTES

1. PROPERTY OWNER - OAK GROVE AFRICAN METHODIST EPISCOPAL ZION CHURCH BY QUIT CLAIM DEED DATED JANUARY 16, 1988 AND RECORDED IN LIBER 3792 AT FOLIO 757. THE PROPERTY IS KNOWN FOR ASSESSMENT AND TAXATION PURPOSES AS PARCEL 536 ON TAX MAP NO. HU123.
2. ACCESS TO THE PROPERTY IS VIA ZION ROAD WHICH IS AN IMPROVED ROADWAY MAINTAINED BY THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.
3. THE SITE IS TO BE SERVED BY PUBLIC WATER (WSSC) UNDER CONTRACT NO. 94BR1153C. SEWAGE DISPOSAL IS TO BE SEPTIC SYSTEM.
4. THIS SITE LIES PARTIALLY WITHIN THE PATUXENT PRIMARY MANAGEMENT AREA. APPROXIMATELY 32,100 SQUARE FEET OF THIS SITE IS LOCATED WITHIN THE TRANSITION ZONE OF AN UNNAMED TRIBUTARY OF THE HAWLING'S RIVER. A WAIVER OF THE 10% IMPERVIOUS LIMIT IS BEING REQUESTED FOR THIS PROPOSED DEVELOPMENT.
5. A NATURAL RESOURCE INVENTORY AND FOREST STAND DELINEATION PLAN (NRI/FSD) WAS APPROVED FOR THIS SITE ON APRIL 30, 1998.
6. STORMWATER MANAGEMENT WILL BE PROVIDED FOR THIS DEVELOPMENT BY STORMWATER MANAGEMENT CONTROLS TO BE LOCATED ON THE SITE.
7. NO WETLANDS OR FLOOD PLAINS HAVE BEEN IDENTIFIED WITHIN THE DEVELOPMENT AREA.
8. TOPOGRAPHIC MAPPING WAS PREPARED IN MARCH, 1998 BASED ON FIELD RUN SURVEY BY LANDMARK ENGINEERING, INC.

SITE TABULATION

EXISTING ZONING	RE-2
GROSS LOT AREA	2.20 ACRES
NET LOT AREA	2.20 ACRES
REQ'D NET LOT AREA	2.00 ACRES
MAXIMUM BUILDING COVERAGE ALLOWED	20% FOR RE-2 ZONE
ACTUAL BUILDING COVERAGE	4800 SQ.FT. = 5.02% OF NET LOT AREA
MAIN ASSEMBLY SEATING CAPACITY	200 SEATS
PARKING REQUIRED	1 SPACE/4 SEATS = 50
PARKING PROVIDED	50 SPACES (INCLUDES EXISTING)

ENGINEER'S CERTIFICATE



I HEREBY CERTIFY THAT THIS PLAN OF SUBDIVISION WAS PREPARED IN ACCORDANCE WITH SECTION 50-34 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS.

DATE: 10/22/98
 Charles T. Grimsley
 CHARLES T. GRIMSLEY, P.E.
 PROFESSIONAL ENGINEER
 MARYLAND REGISTRATION NO. 11124

7 99009

PRE-APPLICATION CONCEPT PLAN
 FOR PROPOSED SUBDIVISION OF
 PARCEL 536, TAX MAP HU123
OAK GROVE A.M.E. ZION CHURCH
 LAYTONSVILLE ELECTION DISTRICT NO.1
 MONTGOMERY COUNTY, MARYLAND

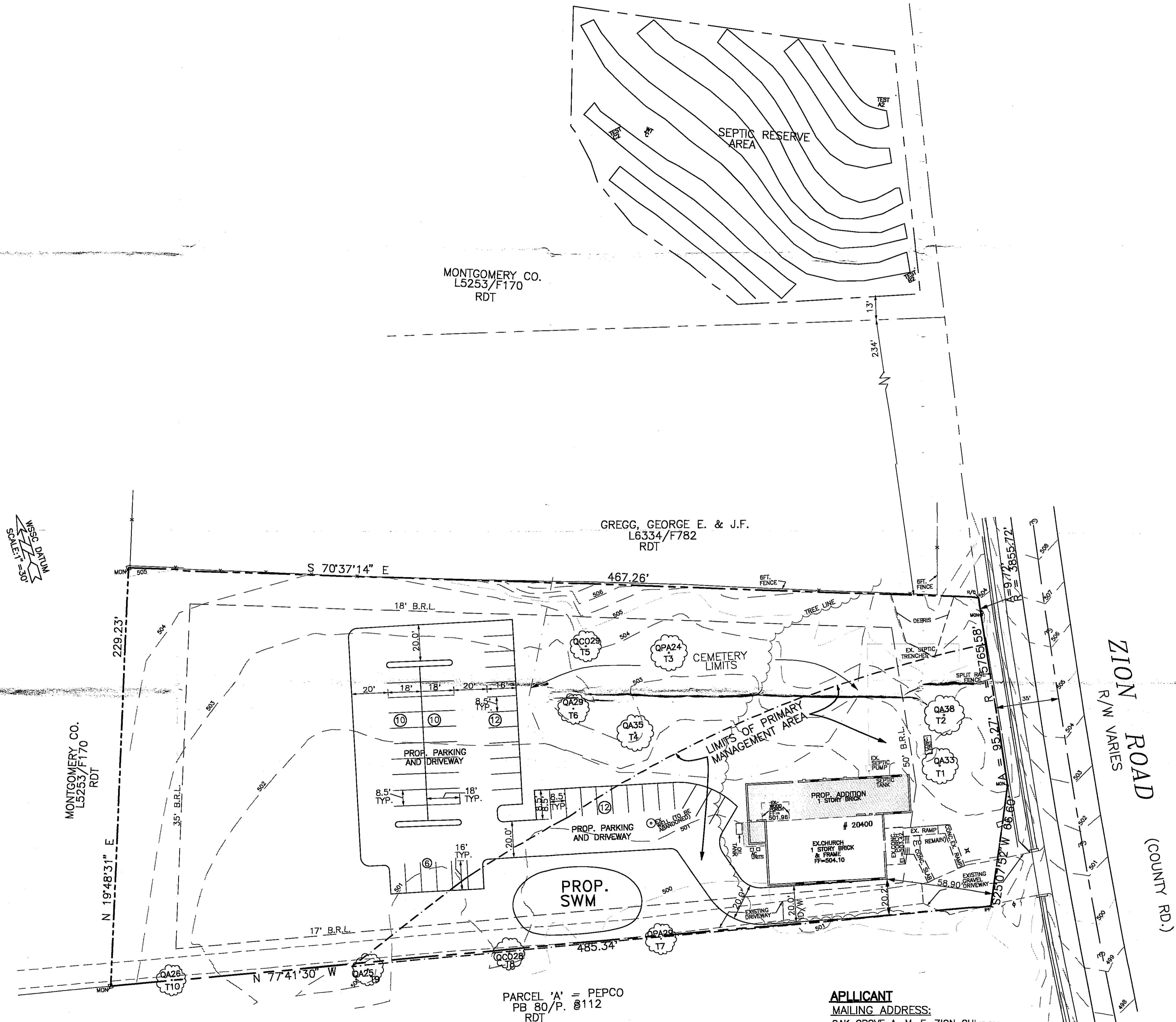


LANDMARK ENGINEERING, INC.

1620 ELTON ROAD, SUITE 202 SILVER SPRING, MARYLAND 20903
 PHONE: (301) 434-9550 FAX: (301) 434-7427

CONSULTING ENGINEERS PLANNERS SURVEYORS

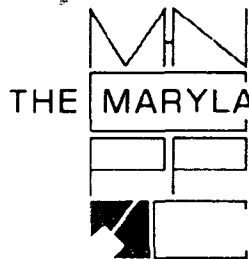
DRN: JL CK: CTG
 PROJECT NO.: 9530
 SCALE: 1" = 30'
 DATE: OCTOBER, 1998
 SHEET: 1 OF 1



NOTE:
 T1 THROUGH T10 INDICATE SPECIMEN TREES.

PARCEL 'A' = PEPCO
 PB 80/P. 8112
 RDT

APPLICANT
 MAILING ADDRESS:
 OAK GROVE A. M. E. ZION CHURCH
 P.O. BOX 14
 OLNEY, MD 20832
 PASTOR PEARL J. SELBY
 TEL: (301) 869-6062



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

July 31, 1996

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

FROM: Gwen Marcus Wright, Historic Preservation Coordinator *GMW*
Patricia Parker, Historic Preservation Planner *PP*
Design, Zoning and Preservation

SUBJECT: VAR 96-21 Ward Property

On July 24, 1996, the Historic Preservation Commission (HPC) met, with five Commissioners in attendance, and reviewed a plan of subdivision (VAR 96-21, the Ward Property) which is situated within Locational Atlas Resource #23/53, the Mount Zion Historic District. This memo provides summary of the Commission's comments.

The Historic Preservation Commission feels that this subdivision proposal, a lot consolidation, would not adversely affect the Mount Zion Historic District. Therefore, Preliminary Plan VAR 96-21, the Ward Property, situated within Locational Atlas Resource #23/53, the Mount Zion Historic District could be approved for consolidation of three deed parcels P100, P101 and P102.

Please include the above commentary in any information transmitted to the Planning Board. Staff will be available, if necessary, during the Board's hearing on this case to provide additional information.

REQUEST FOR VARIATION FROM REQUIREMENTS
OF THE SUBDIVISION REGULATIONS

May 15, 1996

Re: P100, P101, P102 Northwest Quadrant of Intersection of
Brookeville Rd and Mt. Zion Rd
5005 Brookeville Road
Applicant: George and Margaret Ward

STATEMENT OF JUSTIFICATION

The Wards are the owners of three deed parcels, P100, P101 and P102, located in the northwest quadrant of the intersection of Brookeville Road and Mt. Zion Road. The Wards reside on the middle parcel, P101, which is improved with a house and a garage/shed. In 1992, the Wards constructed on P100 an accessory structure - a pole barn for storage. The Wards have not been able to obtain a building permit for the pole barn since the barn is located on an adjacent deed parcel technically separate and apart from the principal structure. DEP desires that the Wards obtain a building permit for the pole barn.

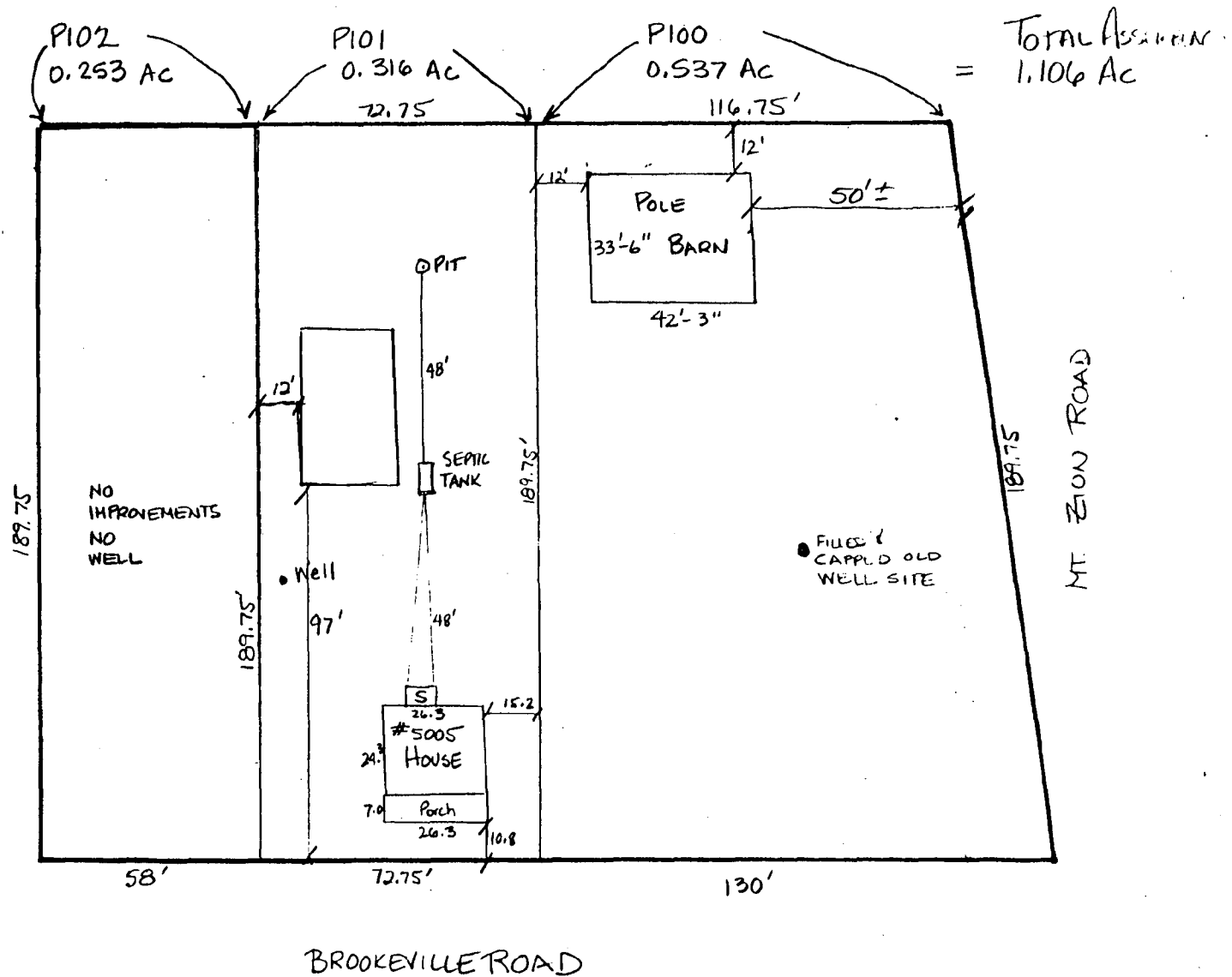
The Wards are willing to consolidate the three deed parcels into one parcel in order to locate the accessory structure on the same parcel as the principal structure.

The Wards are currently on well and septic. However, their well is within the region of contamination from the landfill and Montgomery County is currently furnishing bottled water to this property. Extension of public water to the property is expected within two years. Approval of a preliminary plan of subdivision at this time is not likely since neither well or public water is available.

By consolidating their property, the applicants are not intending to build any new principal structures, but rather legitimize an existing accessory structure. The applicants acknowledge that future development of the property for additional houses would require subdivision approval at that time.

Therefore, the applicant is requesting that the requirement for approval of a preliminary plan of subdivision and record plat be waived at this time to i) permit the consolidation of the three parcels into one parcel by deed, ii) for the purpose of enabling applicant to obtain approval of building permits for existing structures on the consolidated property.

SITE PLAN FOR WARD PROPERTY



H 1

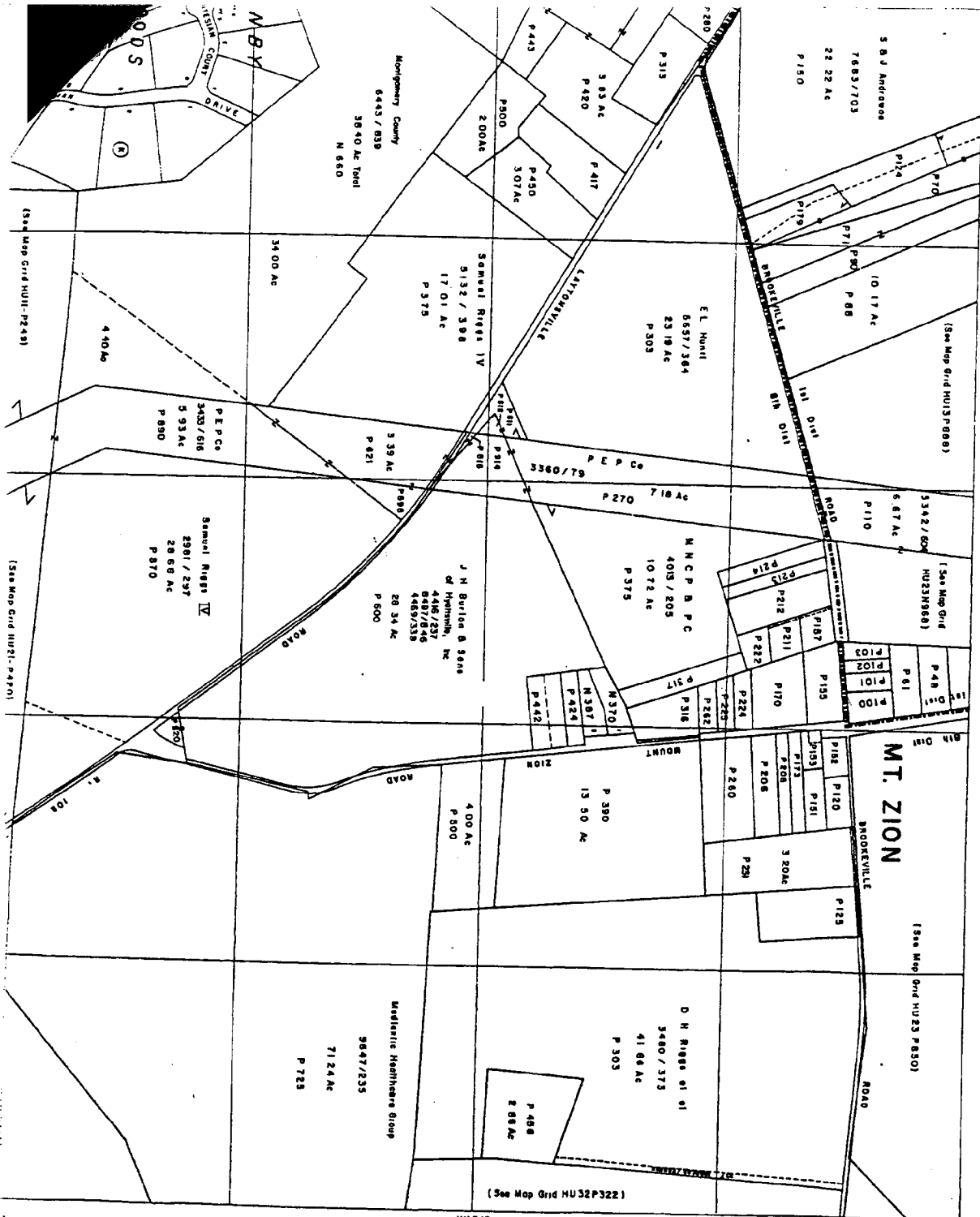
Map HU 122

W.S.C. 227 NW 8
Location: MT. ZION

H 2

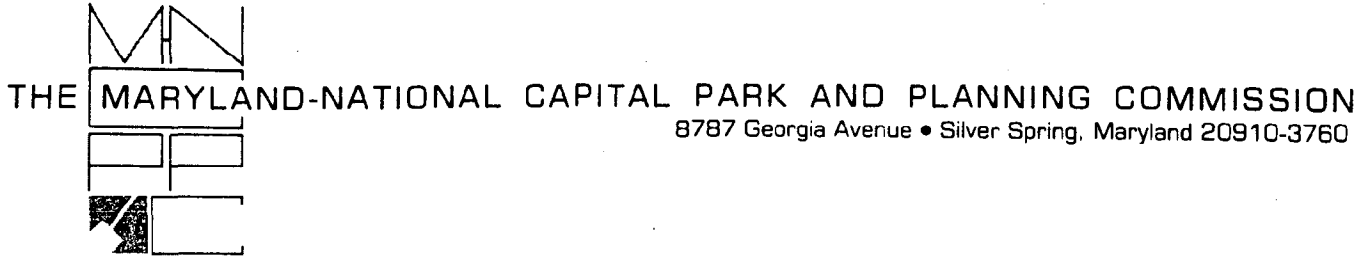
C-1 prior to 1980
R-200 Zone

SMA G-516 6/26/86
SMA F-657 6/2/71
SMA. E-998 7/15/67



U 2

177



July 16, 1996

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

FROM: Gwen Marcus-Wright, Historic Preservation Coordinator *GMW*
Patricia Parker, Historic Preservation Planner *PP*
Design, Zoning, and Preservation Division

SUBJECT: Review of Subdivision Plans

We have reviewed the following subdivision plans and found them not to involve any identified historic resources:

- #1-96033 Wooden Property - No impact.
- #1-96076 Our Lady of Mercy Catholic Church - No impact.
- #1-96086 Bresler Property - No impact.
- #1-96112 Danac's Stiles Property - This property is adjacent to Master Plan Site #20/21, Belward Farm/Ward House. Under this proposal, new construction would be substantially removed from the historic site - No impact.
- #1-96114 Vail Property - No impact.
- #1-96115 Baptist Home - No impact.
- #1-96118 Avery Village - No impact.
- #1-96110 Johns Hopkins Belward Rsrch Cmps - involves Master Plan Site #20/21, Belward Farm/Ward House. It will be reviewed by the Historic Preservation Commission with written comments forwarded to M-NCPPC.
- #1-96111 Chevy Chase, Section 2 - This property involves Locational Atlas Resource #35/13, the Chevy Chase Historic District. The proposal will be reviewed by the Historic Preservation Commission with written comments forwarded to M-NCPPC.

VAR 96-21 **Ward Property** - This property involves Locational Atlas Resource #23/53, Mount Zion Historic District. It will be reviewed by the Historic Preservation Commission with written comments forwarded to M-NCPPC.