

Special Exception Request at 23200
Stringtown Road, Clarksburg

M E M O R A N D U M

TO: Historic Preservation Commission

FROM: Laura McGrath, Planning Specialist

SUBJECT: Additional Discussion and Staff Recommendation for HPC Case
23/65-91A, Parcel 441 - Brookeville

DATE: May 8, 1991

In reviewing HPC Case 23/65-91A for new construction at Parcel 441 in the Brookeville Historic District, staff considered a number of elements. Foremost among these were the compatibility of the proposed new construction with significant Market Street streetscape elements and the architectural compatibility of the proposed house with the significant architectural characteristics of historic Brookeville.

Additional description of streetscape and architecture in the Brookeville Historic District, however, is necessary in order to make the above assessments.

Brookeville Historic District

Brookeville Streetscape - Typical streetscape elements include size, scale, massing, setback, facade width, spacing between buildings and height. In general, the houses in Brookeville are two-story homes which vary in width up to approximately 40' (3 to 5 bay) and appear somewhat tall and narrow in length. All houses front onto the street; most are set fairly close to the front property line with shallow front yards and setbacks range from 5 to 40'. Spacing between buildings also varies; most are set relatively close together.

Staff focused on the lower (eastern) Market Street streetscape, which varies from the north to south side. Parcel 441 sits on the north side of Market Street, between 211 to the west and North Street and 207 to the east. 211, a 2 story, 3 bay by 5 bay L-shaped house, sits on a large parcel of land (3 original Town lots), is set back approximately 35' to 40' from the sidewalk and 10' to 15' from its side property line with Parcel 441. The house is approximately 36' wide. 207 Market Street is known as the Schmidlein property. It was recently subdivided into 5 lots (see May 1 staff report). This house also sits on a large parcel of land and is some distance from Parcel 441. It is a 2 1/2 story, house, 3 bay by 2 bay. It is set approximately 25' from the front property line.

202, 206, 208, 210, and 212 Market Street sit on the south side of Market Street across from Parcel 441. Except for 202, these houses sit close together on long and narrow lots and sit quite close to the front property line (5 to 20'). All are 2 story houses with 3 to 5 bays.

A number of tall trees and shrubs are located close to the sidewalk and Market Street. In general the landscape is simple; front yards are not overly manicured or exact.

Brookeville Architecture - Houses in the Brookeville Historic District vary in style, but are predominantly Victorian and Federal. Most are either brick or covered in wood siding. As stated, most have at least 2 floors, with a distinct second floor, and appear tall and narrow. Windows are evenly spaced; a few bay windows can be found on the Victorian houses. There are center and side entrance ways and most have covered porches. Roofs are most often gable in shape with central and side chimneys. One of the most striking characteristics of all of the architecture in Brookeville is its simplicity in line and detail. None of the houses in Brookeville have an abundance of details or "frills".

Parcel 441 is situated between a Victorian/Gothic-revival, 2 story, wood-sided house (211) and a Federal, 2 1/2 story, brick house (207). Houses across the street are primarily Victorian, 2 story with wood siding. Exceptions are 212 and 202 Market Street, which could be considered Dutch Colonials.

Parcel 441 and the Proposed House

Parcel 441 is a long and narrow lot. 50' of the lot on the east is dedicated as a North Street right-of-way. It slopes 5' down from 211 Market Street and is 10' "higher" than 207 Market Street. The lot is wooded, with several large trees along the sidewalk at Market Street. A house was located on this lot in the past, as evidenced by the portions of foundation and stone stoop and walk still visible.

The proposed house on Parcel 441 sits 60' from the front property line, 9' from its property line with 211, and a little over 9' from the right-of-way boundary to the east. It is a 2 story (32'), 5 bay house with 3 second-floor dormers. It is 36'8" wide, 32' long on the west elevation, and 45'4" on the east elevation. The north and south elevations (front and back) are sided with wood; the east and west (side) elevations are brick. A rear gravel driveway will be built, as will a concrete walkway at the front of the house.

Architecturally, the house can be considered a neo-Colonial. Front and side windows will be shuttered and the east and west elevations will feature first floor bay windows. The house will have a main gable roof with central chimney. The central entrance way will be fronted by a double stair case with Chippendale railing. A dentil mold will run across the top of the first story.

STAFF RECOMMENDATION

Upon first look at the proposed house for Parcel 441, it is clear that this house is different in style from the typical Brookeville house. In fact, there is no other house like it in the District. However, after careful consideration of the streetscape and architectural elements that characterize historic Brookeville, staff finds that the proposed house is appropriate in terms of size, scale, and massing. Several changes to the proposed plans, however, are necessary to increase the compatibility of the house with Brookeville and to decrease possible impact on the district. These recommended changes are:

1. Move the proposed house up to a setback equal to that of 211 Market Street (35' to 40'). This would create a uniform setback on this portion of Market Street and would give the house a more shallow front yard. [NOTE: This would impact a 26" beech tree on the west side of the lot.]
2. While the architectural style of the house is different from historic Brookeville, it is compatible with it. However, staff finds that the high level of detail on the house could serve to single the house out more than its difference in style. As stated, houses in Brookeville are plain and simple in line and detail. In Brookeville, less is more. Thus, staff would recommend that 1) the exterior house material be either all wood siding or all brick - staff would recommend wood siding (as is, this mixture of textures is distracting and not compatible); 2) shutters be removed from all windows; 3) the dentil mold on the front facade be removed; 4) the front porch be changed to one with simple vertical rails instead of the proposed Chippendale railing; and 5) while staff recognizes the need for sunlight on the sides of the house, staff recommends that side bays be eliminated or scaled down.
3. In recognition of the original house on the property, staff recommends that the proposed front walk be reconfigured to follow the original walk and that some of the remaining walk and foundation stones on the property be incorporated into the new front walk and/or steps.
4. As the present lot is heavily wooded, staff would recommend retention of as many trees on the property as is possible and a simple landscaping scheme. As indicated in the application, only the existing locusts on the lot are proposed for removal; most of these have sprouted in the remains of the old house foundation and so are not of significant size.

Staff recommends, therefore, approval of the application with the above recommended changes based on criterion 24A-8(b)(1) and the following Secretary of the Interior's Guidelines for Rehabilitation:

Guidelines for Districts/Neighborhoods - New work should be compatible with the historic character of the district or neighborhood in terms of size, scale, design, material, color, and texture.



Montgomery County Government

June 6, 1991

Judith Heimann, Chair
Montgomery County Board of Appeals
100 Maryland Avenue, Room 217
Rockville, Maryland 20850

RE: Board of Appeals Case #S-1831

Dear Ms. Heimann:

At its meeting of May 8, 1991, the Historic Preservation Commission (Commission) reviewed a revised request for a special exception to operate a landscaping business at 23200 Stringtown Road, the gateway to the Clarksburg Historic District. By virtue of its location, the Commission is particularly concerned that any alterations approved for the property be sensitive and in keeping with the character of the recently-designated historic district.

The Commission previously reviewed the applicant's original request, and in its letter of February 5, 1991, forwarded its concern that the proposed commercial operation would significantly alter the rural, residential character of the Clarksburg Historic District. Although the Commission found the revised site plan to be an improvement overall, there were three areas of continued concern: the proposed parking area, the metal storage sheds, and the stockade fencing.

First, the Commission was most concerned with the proposed parking area. While recognizing the need for parking, the Commission believes the length and cul-de-sac configuration are incompatible with the rural character of the Clarksburg Historic District. It is our understanding that the applicant and the Department of Transportation are considering the possible relocation of the driveway further down Stringtown Road. The Commission suggests an alternative: The creation of a one-way "drive-through" system by the addition of a second driveway down Stringtown Road to be used in conjunction with the existing driveway. This eliminates any need for a "turn-around", would be less intrusive, and also has the added advantage of enhancing the safety of vehicular ingress and egress onto the property.

Second, the grouping of three (3) metal storage sheds as proposed is inappropriate and uncharacteristic of a rural landscape. (The applicant stated the revised plan erroneously sited a fourth shed east of the driveway. Future revisions should be corrected to reflect its elimination.) Not only are the metal storage sheds uncharacteristic, the Commission suggests they are incompatible with the extant barn. The Commission recommends that the applicant revise the proposal to eliminate the metal storage sheds and meet

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625

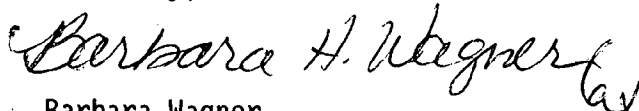
Ms. Judith Heimann
Page 2

their storage requirements by erecting a second barn. While recognizing that the ultimate design and siting of this second outbuilding will require an Historic Area Work Permit, the Commission suggests that the second barn be constructed of like materials with a size and shape similar to the one currently on the property.

Finally, the Commission found the proposed stockade fencing to be an inappropriate type of fencing in a rural historic district which would add to the apparent bulk of any site structures. In addition, the erection of a more appropriate storage building eliminates the need for screening. Thus, the Commission recommends that revisions eliminate the stockade fencing. The Commission emphasizes that the screen of white pines, shown on the revised plan along Stringtown Road, should be retained.

Thank you for the opportunity to comment on the revised special exception request. We believe our suggested changes will ameliorate the impact of the proposed landscaping business on the Clarksburg Historic District.

Sincerely,



Barbara Wagner,
Vice-Chair

Enclosure

cc: Dennis Canavan, Maryland-National Capitol Park and Planning Commission

2730E

Montgomery County Planning Board
The Maryland-National Capital Park and Planning Commission

December 14, 1990

MEMORANDUM

TO: Montgomery County Planning Board
FROM: Development Review Division
SUBJECT: Board of Appeals Special Exception S-1831
Landscape Contractor, Clarksburg

Staff Recommendation: Deferral or denial

The applicant, Melvin Glover, has requested a special exception to permit a Landscape contracting business at his residence located at 23200 Stringtown Road, Clarksburg, in the R-200 Zone. The 3.66 acre irregularly shaped property is at the northeast corner of Stringtown Road and RT.355 intersection. The site is improved by a two story residence which faces RT.355 with a driveway entrance off of Stringtown Road. In the rear yard the property contains: a shed, barn, recreational trailer, storage trailer and parking for the existing landscape business. The property has a descending slope from both roads towards the rear yard. The residence is on private well and septic facilities. The property was considered a contributing resource in establishing the Clarksburg Historic District in 1990.

The subject property as shown on the attached map is in the R-200 Zone. It is bounded on the north by a abandoned residence, which separates it from the Clarksburg Post Office. To the east the acreage is generally vacant or used for agricultural purposes. To the south across Stringtown Road the land is used for agricultural uses although it is in the C-1 and R-30 Zones. To the west across RT.355 the residential property is also a contributing resource in the Historic District.

Mr. Glover intends to operate a small landscape contracting business essentially in the rear yard of the site. The applicant describes the request as follows:

The subject property is presently improved by a 2 story single family home, small barn (16'x24') and family vegetable garden. The single family home which fronts on Frederick Road (Rt. 355) has been maintained in the original

Laura - This is Planning Board packet on the Clarksburg item - Board is recommend. deferral so that applicant can come up w/ a better screening solution.

country character. The barn is presently used for storage and will remain in that use.

The existing predominant land use within the subject property's area is agricultural, with small single family housing and light commercial uses. Existing natural vegetation screens this property from the Clarksburg Post Office on the West, and the nearest single family residence located across Frederick Road (Rt. 355). Additionally, a natural tree and shrub hedgerow along Stringtown Road provides for a separation from the large corn fields to the East. The subject property and proposed uses are comparable with the surrounding land uses and country character in size and nature.

The Plant Center is a small landscape contracting service business with over 20 years of experience in the Montgomery County area. Their clients are local Washington area residential and commercial businesses of small and medium size.

The Plant Center presently services approximately 25 properties on a weekly bases during the businesses peak season (1 March to 1 November). The company is operated as a "hands on" firm with Mr. Glover and Mr. Hawkins predominantly working in the field. The company is personal service oriented and presently employes approximately six to eight people on a seasonal basis.

In general, the Plant Center provides to its clients properties all labor and materials to install and maintain the existing and future landscape needs. The primary activities of this company shall be performed off-site. The Plant Center will not store any detrimental chemicals, pesticides, or fertilizers on the site. No plant materials, garden supplies, or related equipment will be sold from the subject property. Off season work for our company includes snow plowing, and winter maintenance.

The Plant Center proposed hours of operation shall be between 6:00 AM to 6:00 PM with no site operations primarily limited to 6:00 AM to 9:00 AM and 4:00 PM to 6:00 PM These hours of operation may vary somewhat in winter season due to unforeseen snow conditions. No employees are proposed to be working at the subject property during the middle of the day.

The Plant Center presently owns and operates one stake-body truck, three pick-up trucks, and three small trailers to transport a small riding tractor and associated mowing equipment to their clients building locations. These vehicles will be parked on the site when not in use. Mowing and related equipment shall be stored in the storage trailer and shed proposed on site. Adequate parking facilities for

employees and all business related vehicles has been provided under the proposed Special Exception proposal. All facilities shall be a minimum of 50 feet from existing property lines.

Additionally, the Plant Center shall install approximately 200 feet of 5 foot high natural stockade fencing parallel to the natural shrub and tree hedgerow along Stringtown Road, and approximately 10 White Pines, 6 foot high shall be planted around the storage trailer. This additional screening is installed to insure proper screening during the winter months when the leaves are off the deciduous trees.

Because of the low use of on site facilities, limited time company employees are on the subject property, and seasonal work of the Plant Center, a Port-a-John bathroom will be used for any sanitary needs. This Port-a-John will be discretely located near the storage trailer and maintained by an outside service contractor. All business activities shall conducted to minimize any disturbance to any surrounding neighbors.

The Plant Center will not have an adverse impact on adjoining uses. It is in harmony with the general country character of this Clarksburg neighborhood area. The proposed design layout has been specifically chosen to address any possible objectionable site views, noise, or physical activities. All business facilities and activities will be well screened and the intensity of the work held to a minimum. Most activities will involve loading/unloading mowing equipment and materials with all personnel on and off the site in the morning and evening. The internal traffic circulation and parking area area concentrated in the center of the site to reduce any possible noise, fumes, odors, and dust activities.

Upon review of the submitted plan and visiting the subject property, the staff finds that the request satisfies the minimum 2 acre requirement, however the parking area for 10 vehicles in the rear yard does not satisfy the minimum 50 foot setback from the street right-of-way. The possible relocation of the parking within the rear yard and the screening of it and associated activity is the primary issue in the case, because of the visibility of this area from adjoining properties and the roads.

The special exception was referred to Community Plans, Urban Design, Transportation Planning, Environmental Planning, and the Historic Preservation Commission for review and comment. The Historic Preservation Commission will meet on this item and will forward their comments directly to the Board of Appeals.

Community Planing Division upon review of the plans stated the following:

"The relevant master plan is the 1968 Master Plan for Clarksburg and Vicinity which is in the process of being updated. There was also an amendment approved in 1989 as part of the Germantown and Vicinity Master Plan regarding the designation of MD-355 (Frederick Rd). It should be noted that the Clarksburg Plan is in the process of a comprehensive revision. The current focus of the staff work considers this parcel as the southern end of the Town Center. While the proposed use would appear to be incompatible with this vision, the following comments evaluate the proposal in light of the approved and adopted plan.

The impacts on the 1968 Master Plan, as amended are the creation of a third landscaping business within a 1/2 mile radius of the site, non-residential site access within 100 feet of an existing intersection, which is designated by the plan to be substantially enlarged, and the need to further evaluate the acceptability of required improvements on the Historic District by the H.P.C.

There is also a question of whether a second landscaping business, which is typically more land-intensive than this, in the historic district and the third within a one mile stretch of MD-355 is appropriate for the residential character envisioned in the master plan.

The non-residential character and hours of operation may be objectionable to some of the neighboring households, both existing and future. If the proposed use were to be adequately screened, in a different manner than the application proposes these impacts may be lessened. A particular concern regarding the screening is its compatibility with the historic district.

The landscaping plan takes advantage of existing vegetation and structures for screening and attempts to supplement this through new plantings and a 5 foot high fence. One of the structures that may require the most extensive screening is not described fully. The height, and exact nature of the temporary storage trailer shown on the plan is not given. If this is to be a typical construction site trailer, the screening may not be adequate. In addition, the Port-A-John location is not shown and its ability to be screened can not be evaluated. It would appear to more compatible for the toilet facilities to be permanently located in the adjoining house.

A second concern over the landscaping and screening plan is the location of the parking and storage areas in relationship to the existing driveway. At present, this area is very visible to motorists turning onto Stringtown Road from

MD-355 and may not be adequately screened by the proposed landscaping plan.

A third concern over the landscaping and screening plan is the location of the fence along Stringtown Rd. The application shows that the fence is located in the right-of-way which is unacceptable. There may be an issue of whether the fence can be accommodated between the property line and the existing vegetation which I have not field-checked.

The final concern is over the placement of the parking and storage areas on the site. The rear of the site appears to be more suitable for screening the uses and for access to Stringtown Road.

The application, as submitted, would require substantial revisions in order to be supported by the Community Planning Division. These revisions include: relocation of the proposed use to the rear of the site; moving the access point as close to the rear property line, while maintaining adequate site distances from the curve to the east; relocation of any fences out of the public right-of-way; provision of additional detail on the size and character of the temporary storage trailer; provision of a detailed plan of the existing septic field to ensure that parking is not permitted over it; provision of additional detail on the location and screening of the Port-A-John; and finally any permission for the improvement of this property must be conditioned upon receiving approval by the H.P.C."

The Urban Design Division stated:

"Historic preservation planning staff's primary concerns about this special exception relate to how the proposed landscape contracting operation will affect the historic and architectural character of the Clarksburg Historic District. Given that this property is located at the southernmost edge of the historic district and, thus, acts as a gateway to the linear historic area, it is very important that the site be maintained and improved in a manner that complements the "rural village" ambiance of the district. The actual use as a landscaping business is not necessarily incompatible with the historic district, but the manner in which this operation is built out and maintained will have a major effect on the overall area.

Some of staff's specific concerns include the aesthetic impact on the district of the 10 proposed parking spaces, the proposed storage trailer, and the proposed Port-A-John. Viewed as a whole, these changes - as presently planned - would be substantial and would not complement the historic character of the designated district.

Staff strongly recommends that the storage trailer and the Port-A-John be deleted from the proposed site plan filed with the special exception. In addition, staff feels that the parking area should be moved as far to rear of the site as is practical, should be covered with a gravel surface rather than with any sort of paving material, and should be heavily screened with trees and plantings. Staff does not support the installation of a fence along Stringtown Road, as this would not be in keeping with the open, informal landscaping that is typical of historic rural villages. Staff also feels that the fence would have a minimal impact in truly screening the parking area - it would need to be located outside of the right-of-way for Stringtown Road and the topography of the area beyond the right-of-way would make it quite ineffective as a visual barrier to the parking.

Another of staff's concerns is the long-range maintenance of the site. If this special exception is approved, staff would recommend that conditions be added to the approval that deal with the need to keep materials that may be stored on the site in an unobtrusive, neat, and orderly condition and that the existing house on the property be occupied and well-maintained at all times.

This special exception request will also be reviewed by the Historic Preservation Commission (HPC). The HPC will discuss this matter at their meeting on December 19th and will forward their comments directly to the Board of Appeals. Because the property is within the Clarksburg Historic District, any requests for buildings permits on the site will need to be reviewed by the HPC through their Historic Area Work Permit process."

The Transportation Planning Division recommended approval of the request finding:

"The Transportation Planning Division recommends approval of the proposed landscape contractor in the R-200 Zone.

BACKGROUND

According to the "Statement of Support of Petition for Special Exception", the landscaping business proposes to operate such that the:

- 1) Number of jobs between eight and ten including the two owners (one owner lives on the site);
- 2) Hours of operation between 6:00 AM and 6:00 PM with site activity specified for the 6:00 to 9:00 AM period and 4:00 to 6:00 PM period;

- 3) Months of operation from March 1 to November 1 each year;
- 4) Operation of four trucks with three trailers designated as pickup trucks.

LOCAL AREA TRANSPORTATION REVIEW

Since there is no established staging ceiling in the Clarksburg Policy Area, a more stringent criteria for local area transportation review is utilized. Instead of permitting up to 1,525 critical lane vehicles (or the midrange level of service [LOS] of "E") as in non-Group I policy areas, any intersection entirely within a Group I policy area must have less than 1,450 critical lane vehicles (or the LOS of "D/E").

However, since the site generates less than 50 trips in the peak periods, no local area transportation review (or traffic impact study) would be required. As discussed in the Background section, only up to nine trips would be generated.

At the nearest intersection of Frederick Road and Stringtown Road, the LOS "A" or less than 900 critical lane vehicles.

At the next major intersection of Frederick Road with Clarksburg Road (MD 121), the LOS and critical lane volume (CLV) are as follows:

<u>Traffic Condition</u>	<u>AM Peak Period</u>	<u>PM Peak Period</u>
Existing	917/A	1118/B
Background	1197/C	1418/D

Using the latest traffic counts from the Montgomery County Department of Transportation dated March 22, 1990 and the Maryland State Highway Administration dated April 5, 1990, the LOS would be similar at "A" and "B" in the AM and PM peak periods, respectively, for the existing traffic condition. The CLV value of 1,418 in the PM peak period for the total traffic condition is less than the 1,450 and is considered operating in an acceptable LOS."

The Environmental Planning Division upon review recommended approval subject to the following conditions:

- "(1) The applicant should work with Environmental Planning Division (EPD) staff to determine a limit of disturbance line that protects the wetlands on site.
- (2) Provide screening along Stringtown Road to reduce visual impacts.
- (3) Use gravel to surface all parking areas.

- (4) Show conformance with the intent of the Clarksburg Historical District.

The site is located in the headwaters of the Little Seneca Creek which is a Class IV watershed suitable for put and take trout populations. Runoff from the subject property will ultimately enter Little Seneca Creek and Little Seneca Lake downstream. Little Seneca Lake is an emergency water supply reservoir for Montgomery and Prince Georges County and is also a public recreational/park facility.

A field visit to the site revealed strong indications of a wetland type habitat. A broad swale bisects the site. Runoff feeding into the swale travels under Rte. 355 via a piped conduit and outlets onto the subject property. No standing or moving water was witnessed on the property, however, hydrological indicators, and soil conditions appeared to suggest the presence of wetlands. Most green vegetation had died back and gone dormant for the winter. Wetlands play an important role in maintaining and improving water quality, moderating water temperatures, providing for groundwater recharge and water supply, and providing natural habitat for fish, birds and mammals. Wetlands therefore play a vital role in maintaining the high water quality now found in Little Seneca Creek.

Environmental Planning Division staff suggests the applicant work with EPD staff to develop a limit of disturbance line that satisfies staff concerns with respect to the wetlands on site. This will in all likelihood require the applicant to adhere to using the existing gravel parking area and will require some modifications to the present use of the open spaces to the east of the parking area. Staff would suggest a permanent barrier, such as a fence or railroad ties, to physically demarcate the limit of disturbance and keep vehicular traffic out of those areas.

The applicant has the option of hiring a wetlands expert to disprove the preliminary findings of EPD staff. Staff field investigations strongly suggest the existence of wetlands, however, a detailed determination was not performed. A written copy of any official wetland determination should be sent to technical staff of M-NCPPC. If wetlands are determined to exist by wetlands experts the applicant is urged to once again work with staff to determine a limit of disturbance for the wetland area.

EPD staff have offered this preliminary wetland determination to avoid undue financial hardships on the applicant by requesting him to hire a wetlands expert. Staff strongly urges the applicant to accept staff findings and to work with staff to determine a mutually agreeable limit of

disturbance that will maintain the integrity of the wetland area while providing a viable work area for the landscape business.

Other recommendations of the EPD staff are to plant ever-green vegetation or construct a fence that effectively screens the site from Stringtown Rd. This should be done in accordance with any codes or restrictions in the Clarksburg community.

The applicant should also have the entire working area of the site surfaced with fresh gravel. Gravel will provide some improvements to water quality over what is now leaving the site. Presently the site is covered with compacted earth that experiences high runoff volumes as noted by small erosion channels. Concrete is not considered as a viable alternative to gravel in this instance because of the high runoff discharges and low infiltration rates which will have detrimental impacts to the adjoining wetland system. Gravel will tend to stabilize the soil, promote infiltration, reduce runoff velocity and spread the concentrated flows which will allow the grass buffer to provide some nutrient uptake. In addition, the groundwater recharge provided by the gravel surface will help maintain the existing wetland area.

It is understood that this property is within the Clarksburg Historical District. Conformance with the intent of the Historic District must be examined by staff of Historic Preservation. If conformance can be met and the conditions listed above be satisfied the special exception should be granted."

The Development Review Division generally agrees with the comments and recommendation of the technical staff. The request can be modified to eliminate both the port-a-john, the storage trailer and to shift the driveway further east on Stringtown Road. However, because of the required setback for the parking and the possible wetland in the distant rear yard, the staff is not convinced at this time that the the activity associated with the use can be properly screened from adjoining properties and the roads. Despite the applicants intent use stockade fencing and to plant trees, the change in elevation from the perimeter of the property on the north, south, and west sides to the rear yard makes the screening effort extremely difficult. The use of a five foot high fence is not sufficient in height to screen the activity. A higher fence will be a eyesore in itself. The applicant has stated his willingness to explore alternatives such as more dense landscaping, but at this time the staff cannot support the special exception request even with conditions. Without additional environmental information on the wetland and screening alternatives, the staff concludes the visibility of the on-site activity will have an adverse impact on the adjoining

properties and would not be in conformance with the Master Plan for Historic Preservation. Without adequate screening the staff concludes the request does not satisfy the special exception criteria of section 59-G-2.30 c (2) and (3) of the Zoning Ordinance and section 59-G-1.21 a (3), (4), (5) of the Zoning Ordinance which read as follows:

* * * * *

- 59-G-2.30 (2) Areas for parking and loading of trucks and equipment as well as other on-site operations must be located a minimum of 50 feet from any property line. Adequate screening and buffering to protect adjoining uses from noise, dust, odors and other objectionable effect of operations must be provided for such areas.
- (3) The number of motor vehicles and trailers for equipment and supplies operated in connection with the contracting business or parked on-site must be limited by the Board so as to preclude an adverse impact on adjoining uses. Adequate parking must be provided on-site for the total number of vehicles and trailers permitted.

* * * * *

- 59-G-1.21a (3) Will be consistent with the general plan for the physical development of the district, including any master plan or portion thereof adopted by the Commission;
- (4) Will be in harmony with the general character of the neighborhood considering population, density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and a number of similar uses;
- (5) Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity;

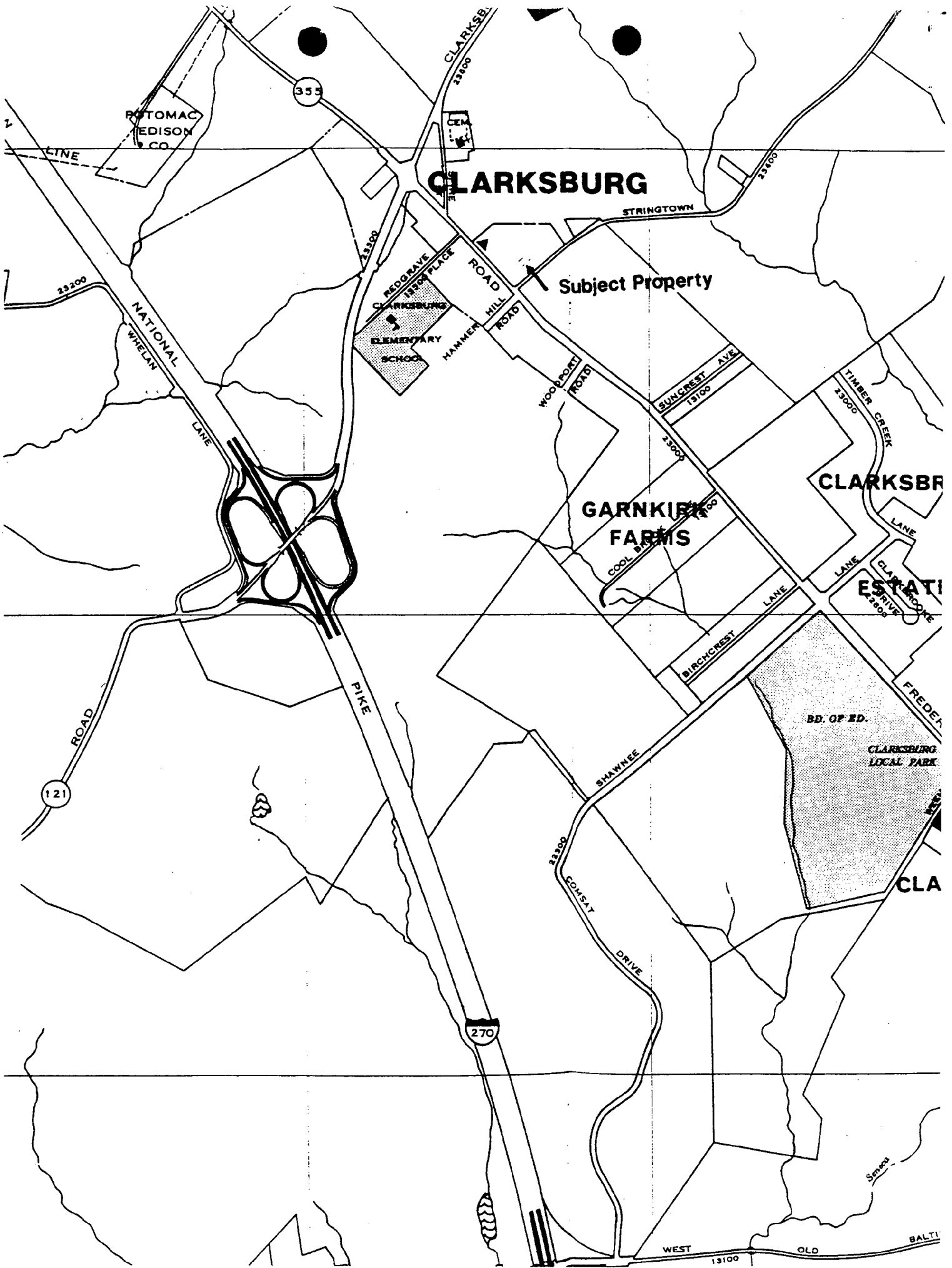
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The staff recommends a deferral of the application to allow the applicant to provide additional information in support of the request and possible revision. Short of a deferral the staff recommends denial of the requested special exception.

Should the Board of Appeals, based upon comments from the Historic Preservation Commission and additional information submitted by the applicant approve the special exception, the staff recommends the following conditions:

1. The applicant revise the plan to eliminate the storage trailer and port-a-john, relocate the driveway further east along Stringtown Road, and to relocate the proposed parking.
2. The applicant submit a landscape/lighting plan to the technical staff of M-NCPPC for review and approval.
3. Approval of a driveway access permit by Montgomery County Department of Transportation.

DC:ss



CLARKSBURG

Subject Property

GARNKIRK FARMS

CLARKSBURG

ESTATE

CLARKSBURG LOCAL PARK

CLA

355

121

270

13100

WEST

OLD

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CLARKSBURG
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Subject Property

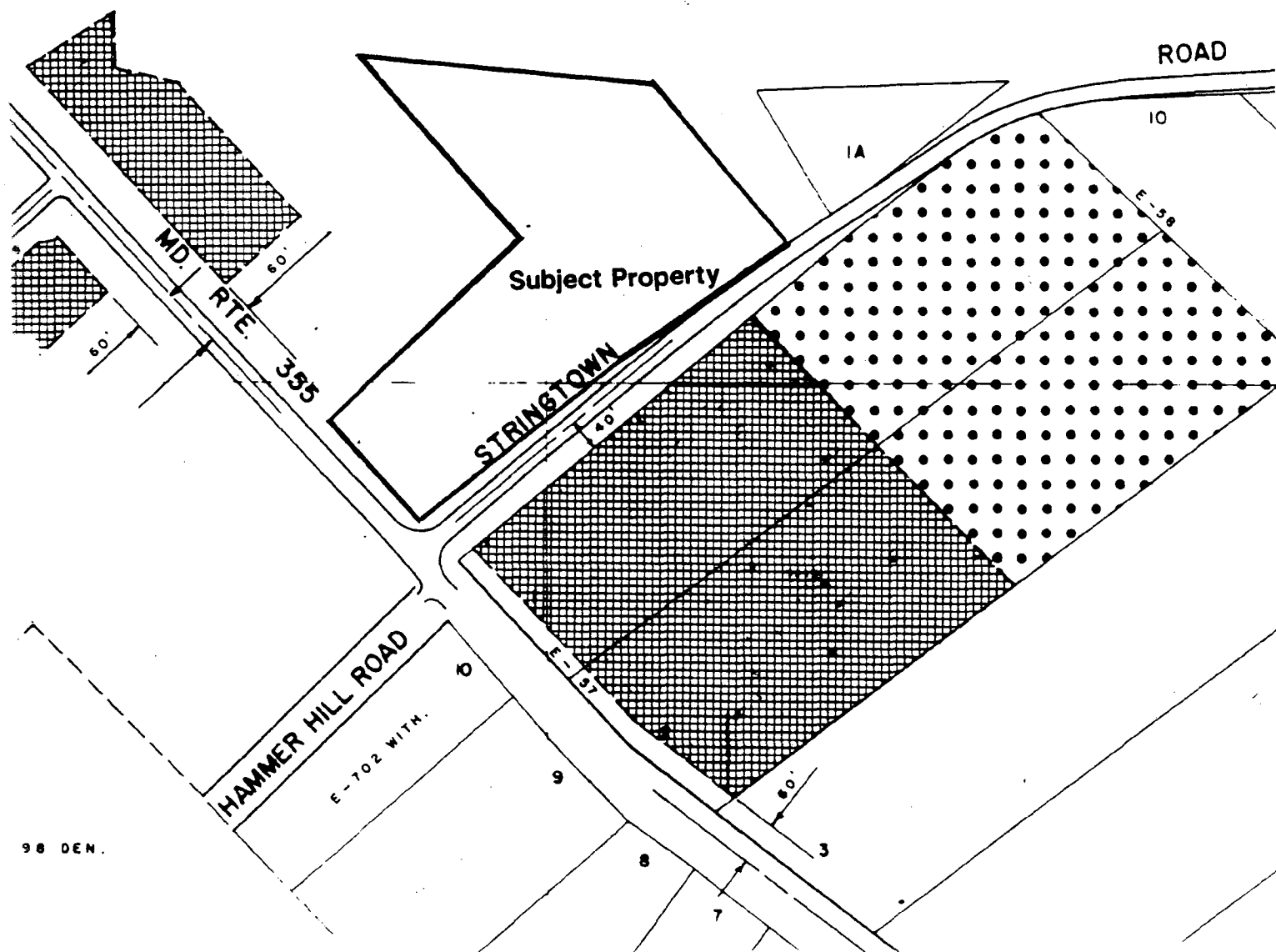
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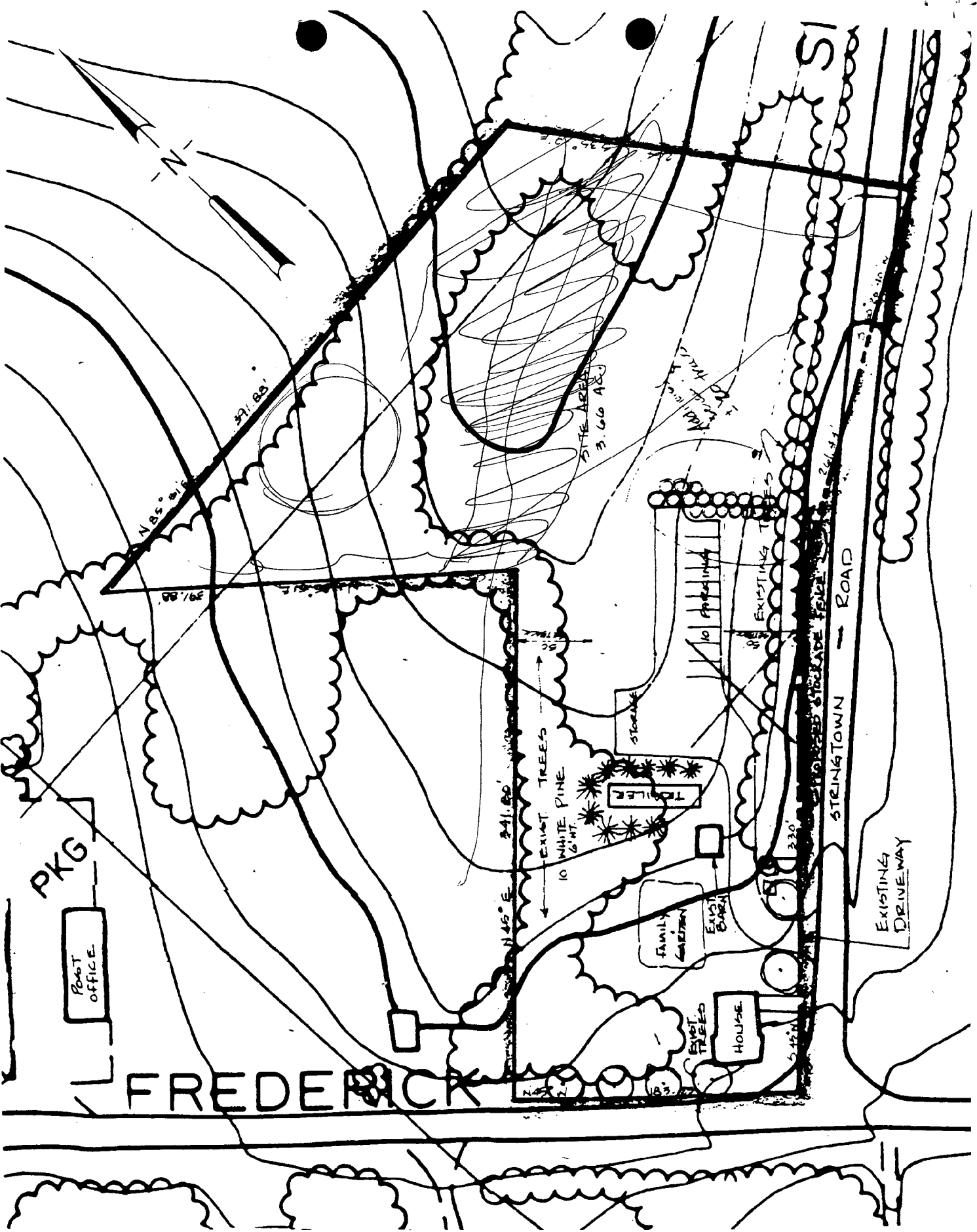
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1

R-200





Post office

PKG

FREDERICK

HOUSE

FAMILY GARAGE

EUCALYPTUS GARAGE

TRAILER

Storage

EXIST. TREES
10 WHITE PINE
6" HT.

10 PROPRIMIA

EXISTING TREES

STRINGTOWN ROAD

EXISTING DRIVEWAY

N

N 85° E

391.85'

397.85'

241.80'

N 85° E

S

SITE AREA
3,660 AS

261.41'

330'

261.41'

330'

330'

MEMO

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 28, 1990

TO: Bill Landfair, Planner
Development Review

FROM: Robert J. Spalding, Principal Planner
Community Planning

SUBJECT: Community Planning Division Comments: S-1831

NOV 28 1990

I have had an opportunity to review the referenced application and am familiar with the site. The division's comments are as follows:

Would the petition adversely affect the master plan for the area? The relevant master plan is the 1968 Master Plan for Clarksburg and Vicinity which is in the process of being updated. There was also an amendment approved in 1989 as part of the Germantown and Vicinity Master Plan regarding the designation of MD-355 (Frederick Rd). It should be noted that the Clarksburg Plan is in the process of a comprehensive revision. The current focus of the staff work considers this parcel as the southern end of the Town Center. While the proposed use would appear to be incompatible with this vision, the following comments evaluate the proposal in light of the approved and adopted plan.

The relevant master plan recommendations with regards to the subject property are a change in zoning from R-200 to R-300, the widening of Stringtown Rd. to Arterial standards (80-100 foot right-of-way), and the widening of MD-355 to Major Highway Standards (120-150 foot right-of-way). An additional element to consider in the evaluation of compatibility is the 1990 approval of a Historic District which contains the subject property.

As background information on the land use impacts, there are two known landscaping businesses, in the R-200 zone within a 1/2 mile radius of the subject property. Adjoining and confronting properties, with the exception of the post office, are recommended for single family residential development by the 1968 Master Plan. However, the property across Stringtown Rd. is currently zoned C-1 and R-30 (the Master Plan was not followed by a Sectional Map Amendment).

The impacts on the 1968 Master Plan, as amended are the creation of a third landscaping business within a 1/2 mile radius of the site, non-residential site access within 100 feet of an existing intersection, which is designated by the plan to be substantially enlarged, and the need to further evaluate the acceptability of required improvements on the Historic District by the H.P.C.

There is also a question of whether a second landscaping business, which is typically more land-intensive than this, in the historic district and the third within a one mile stretch of MD-355 is appropriate for the residential character envisioned in the master plan.

Would the petition adversely affect the neighborhood? The non-residential character and hours of operation may be objectionable to some of the neighboring households, both existing and future. If the proposed use were to be adequately screened, in a different manner than the application proposes these impacts may be lessened. A particular concern regarding the screening is its compatibility with the historic district.

Is the landscaping, screening, and lighting plan adequate? If no, what modifications are necessary? The landscaping plan takes advantage of existing vegetation and structures for screening and attempts to supplement this through new plantings and a 5 foot high fence. One of the structures that may require the most extensive screening is not described fully. The height, and exact nature of the temporary storage trailer shown on the plan is not given. If this is to be a typical construction site trailer, the screening may not be adequate. In addition, the Port-A-John location is not shown and its ability to be screened can not be evaluated. It would appear to more compatible for the toilet facilities to be permanently located in the adjoining house.

A second concern over the landscaping and screening plan is the location of the parking and storage areas in relationship to the existing driveway. At present, this area is very visible to motorists turning onto Stringtown Rd. from MD-355 and may not be adequately screened by the proposed landscaping plan.

A third concern over the landscaping and screening plan is the location of the fence along Stringtown Rd. The application shows that the fence is located in the right-of-way which is unacceptable. There may be an issue of whether the fence can be accommodated between the property line and the existing vegetation which I have not field-checked.

The final concern is over the placement of the parking and storage areas on the site. The rear of the site appears to be more suitable for screening the uses and for access to Stringtown Rd.

What is the recommendation of your Division concerning this petition? The application, as submitted, would require substantial revisions in order to be supported by the Community Planning Division. These revisions include: relocation of the proposed use to the rear of the site; moving the access point as close to the rear property line, while maintaining adequate site distances from the curve to the east; relocation of any fences out of the public right-of-way; provision of additional detail on the size and character of the temporary storage trailer; provision of a detailed plan of the existing septic field to ensure that parking

is not permitted over it; provision of additional detail on the location and screening of the Port-A-John; and finally any permission for the improvement of this property must be conditioned upon receiving approval by the H.P.C.

RJS:rjs

cc: Lyn Coleman



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: November 28, 1990
TO: Denis Canavan, Development Review
FROM: Steve Cary, Urban Design
SUBJECT: Board of Appeals Petition No. S-1831, No. S-1832

S-1831, Landscape Contracting Business

The comments for landscaping, screening, and lighting are as follows:

1. The proposed screening fence is acceptable. Care should be taken during the installation so that the existing stand of trees are protected from damage.
2. Additional screening should be installed along the east end of the parking lot to screen this area from vehicles traveling west along Stringtown Road. Since this area is below the Stringtown Road grade, the height of the screen is important to compensate for the elevation loss. The recommendation is to plant a double row of 6' to 8' White Pines, or a similar evergreen tree, diagonally spaced at 10' on center. These trees will eventually achieve enough height to so that the view of the parking area from Stringtown Road will be hidden. See the submitted site plan for the tree layout.
3. The proposed lighting was not shown on the submitted plans. Resubmit lighting layout for comments.

S-1832, Horticultural Nursery

All comments concerning the landscaping, screening, and lighting are based on the concept plan. This plan consists of a bubble diagram with parking, storage, gravel roads and nursery areas generally located but, without enough detail to make a thorough review. A detailed site and landscape plan should be resubmitted for review.

1. The parking area should be relocated behind the office building or increase the green space between the parking and Sugarland Road. Appropriate landscaping should be installed. This will help preserve the appearance of the residential zone.

M E M O R A N D U M

TO: Historic Preservation Commission
FROM: Laura McGrath, Planning Specialist *LM*
SUBJECT: Addition to December 12, 1990, HPC Agenda
DATE: December 6, 1990

Gwen Marcus, M-NCPPC, has requested that the HPC review and provide comments to the Planning Board on a request for a special exception involving a property located within the Clarksburg Historic District. The Planning Board will in turn provide comments to the Board of Appeals. Attached please find a statement from the applicant and comments from M-NCPPC's Community Planning and Urban Design staff. Please review for discussion at the December 12 meeting. Staff will provide comments at the meeting. Thank you.

Attachment

2336E

HPC REVIEW OF SPECIAL EXCEPTION REQUEST

Parcel 198, Frederick and Stringtown Roads, Clarksburg

The Planning Board has requested that the HPC comment on the Special Exception Request. The Commission's comments will be forwarded to the Board of Appeals. The HPC has no purview over use, but can comment on the impact of a particular use on the historic district.

The property owner has requested a special exception to operate a landscape contractor service on this property, which is at the Southeast corner of the Clarksburg Historic District. At present, according to the property owner, a 2 story home (the Day House) and a barn are located on the property. Operation of the "Plant Center" will require location of a storage trailer, shed, and Port-A-John on the property as well as parking spaces for several trucks and small trailers used in the business. In order to mitigate possible impacts, the property owner has proposed to locate all structures 50 feet from all setbacks, to construct a stockade fence along Stringtown Road, and to plant 10 White Pines around the storage trailer for added screening.

In reality, several of these structures are already located on the property and the trucks are being parked there. Staff does not find that operation of this business will have a negative impact on the district. The variety of structures located and to be located on the property, however, calls for adequate and proper screening. Location of the storage trailer, shed, and Port-A-John, as well as installation of a fence would require an Historic Area Work Permit. Staff recommends that the applicant contact staff to discuss screening approaches that are appropriate with the character of the district and, if the Special Exception is granted, that the measures approved by the HPC be incorporated into the conditions granting the Special Exception.

23200 Stringtown

1 - house - Stringtown & Frederick

2 - house

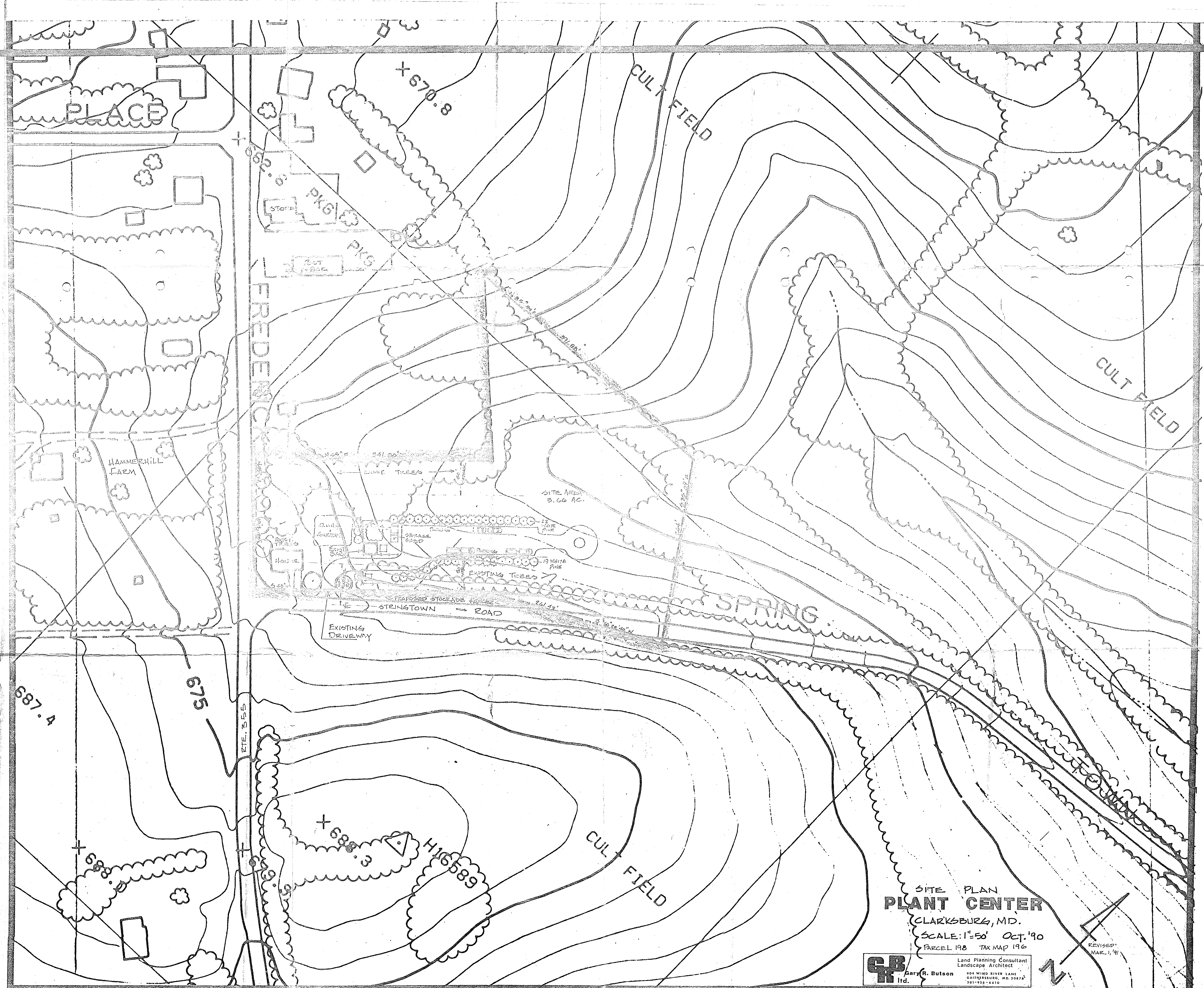
3 - side -

4 - van, trailer, parking area

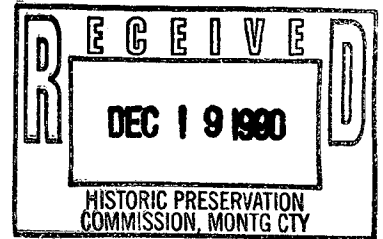
5 - shed

6 - trailer

2364E



CLARKSBURG COMMUNITY ASSOCIATION
P.O. BOX 325
CLARKSBURG, MARYLAND 20871



December 19, 1990

STATEMENT FROM THE CLARKSBURG COMMUNITY ASSOCIATION REGARDING THE REQUEST FOR A SPECIAL EXCEPTION TO ALLOW A LANDSCAPE CONTRACTING BUSINESS TO OPERATE FROM 23200 STRINGTOWN ROAD, CLARKSBURG. THE BUILDING IS A DESIGNATED HISTORIC STRUCTURE SITUATED IN THE CLARKSBURG HISTORIC DISTRICT.

ON NOVEMBER 26 THE CLARKSBURG COMMUNITY ASSOCIATION VOTED UNANIMOUSLY TO OPPOSE THE GRANTING OF A SPECIAL EXCEPTION TO ALLOW A LANDSCAPE CONTRACTING BUSINESS TO OPERATE IN THE NEWLY DESIGNATED CLARKSBURG HISTORIC DISTRICT AT THE INTERSECTION OF ROUTE 355 AND STRINGTOWN ROAD.

THIS IS THE FIRST TIME IN THE FIVE YEARS THAT I HAVE SERVED AS PRESIDENT OF THE ASSOCIATION THAT THE ASSOCIATION HAS OPPOSED A SPECIAL EXCEPTION IN CLARKSBURG. NORMALLY WE LEAVE IT UP TO THE ADJOINING NEIGHBORS TO DECIDE ON SUCH ISSUES, BUT BECAUSE OF THE LOCATION AND THE NATURE OF THIS PETITION, WE FELT THAT IT WAS IMPERATIVE THAT WE SPEAK OUT IN OPPOSITION TO THIS PROPOSED USE.

AS YOU KNOW, THE RESIDENTS OF CLARKSBURG WARMLY WELCOMED THE HISTORIC DESIGNATION OF CLARKSBURG, BECAUSE OF CLARKSBURG'S RICH HISTORY AS WELL AS THE TONE THAT COULD BE SET FOR THE FUTURE DEVELOPMENT OF CLARKSBURG. WE FELT THAT BY PRESERVING THE HISTORIC FLAVOR OF CLARKSBURG, WE COULD RETAIN A SENSE OF PLACE THAT WOULD BE AESTHETICALLY PLEASING TO ALL OF US AS THE TOWN DEVELOPS.

HOWEVER, WE FIRMLY BELIEVE THAT ALLOWING A LANDSCAPE CONTRACTOR TO LOCATE A BUSINESS ON SUCH A STRATEGIC SPOT -- THE GATEWAY TO THE HISTORIC DISTRICT AND TOWN CENTER -- WOULD SET A VERY NEGATIVE TONE FOR FUTURE DEVELOPMENT IN CLARKSBURG. WE ALREADY SEE HOW UNSIGHTLY THIS BUSINESS CAN BE WITH THE EQUIPMENT AND TRAILERS THAT ARE PRESENTLY LOCATED ON THE SITE. AND BECAUSE OF THE TOPOGRAPHY OF THE SITE, THIS EQUIPMENT CANNOT BE SCREENED FROM VIEW. RESIDENTS USING THE CLARKSBURG POST OFFICE -- A MAJOR SCENE OF DAILY ACTIVITY IN OUR COMMUNITY -- LOOK DIRECTLY DOWN ON THE SITE AND NO FENCING CAN HIDE THIS VIEW. THE SAME IS TRUE FROM ROUTE 355 -- NO FIVE OR SIX FOOT FENCE WILL HIDE THE UNSIGHTLY NATURE OF THIS BUSINESS.

WE ARE FURTHER CONCERNED ABOUT THE TRAFFIC IMPACT THAT THIS BUSINESS WILL HAVE ON RESIDENTS FROM THE FOUNTAIN VIEW SUBDIVISION WHO MUST USE STRINGTOWN ROAD TO GAIN ACCESS TO ROUTE I-270. THERE ARE APPROXIMATELY 250 HOUSES IN THE FOUNTAIN VIEW SUBDIVISION AND WE CAN CERTAINLY ASSUME THAT MANY OF THE RESIDENTS WHO WORK WILL BE USING STRINGTOWN ROAD AT THE SAME TIME VEHICLES WILL BE EXITING THIS BUSINESS. WE MUST FURTHER REMEMBER THAT THE PRESENT MASTER PLAN SHOWS ROUTE 121 REALIGNED ALONG THAT PORTION OF STRINGTOWN ROAD.

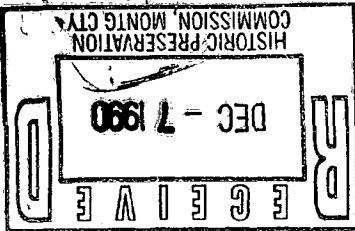
ANOTHER MAJOR CONCERN THAT WE HAVE IS WITH THE APPARENT INADEQUATE SEWAGE FACILITIES AVAILABLE ON THIS SITE AND THE APPLICANT'S PROPOSAL TO USE A PORT-A-JOHN. IT IS INCONCEIVABLE TO US THAT MONTGOMERY COUNTY WOULD SERIOUSLY ENTERTAIN A PROPOSAL FOR A BUSINESS TO USE A PORT-A-JOHN ON A PERMANENT BASIS. WE SINCERELY HOPE THAT OUR HEALTH LAWS DO NOT ALLOW SUCH A USE.

FURTHERMORE, THERE CAN BE NO JUSTIFICATION FOR YET ANOTHER LANDSCAPE CONTRACTOR LOCATING IN CLARKSBURG -- THERE ARE ALREADY SEVERAL SUCH CONTRACTORS IN CLARKSBURG.

FINALLY, I WOULD LIKE TO SUM UP BY SAYING WE DO NOT BELIEVE THAT THIS LANDSCAPE CONTRACTING BUSINESS IS IN HARMONY WITH THE GENERAL CHARACTER OF THE NEIGHBORHOOD, EITHER AS THE NEIGHBORHOOD EXISTS TODAY, OR AS WE SEE THIS AREA OF CLARKSBURG DEVELOPING IN THE FUTURE.

WE STRONGLY URGE YOU TO RECOMMEND DENIAL OF THIS REQUEST.

Jeanne Murphy
President



THE COUNTY BOARD OF APPEALS FOR MONTGOMERY COUNTY, MARYLAND

IN THE MATTER OF THE PETITION OF THE PLANT CENTER,
FOR LANDSCAPE CONTRACTOR, SPECIAL EXCEPTION.

Special Exception Case No. 51831

STATEMENT OF SUPPORT OF PETITION FOR SPECIAL EXCEPTION

INTRODUCTION:

This statement in support of Petition for Special Exception to permit the operation of The Plant Center, a small landscape contractor service, in the R-200 Zone District. This petition is filed in accordance with Division 59-G-2.30 (Horticultural Nursery or Related Use) sub-section c. (Landscape Contractor).

The subject property is shown on Tax Map 196 as Parcel 198 located at the Northwestern corner of the intersection of Frederick Road (RT.355) and Stringtown Road, in the Second Election District. This 3.66 acre parcel is presently classified in the R-200 zone under the 1968 approved and adopted Master Plan for Clarksburg and Vicinity.

The subject property is presently improved by a 2 story single family home, small barn (16'x24') and family vegetable garden. The single family home which fronts on Frederick Road (Rt.355) has been maintained in the original country character. The barn is presently used for storage and will remain in that use.

The existing predominant land use within the subject property's area is agricultural, with small single family housing and light commercial uses. Existing natural vegetation screens this property from the Clarksburg Post Office on the West, and the nearest single family residence located across Frederick Road (Rt.355). Additionally, a natural tree and shrub hedgerow along Stringtown Road provides for a separation from the large corn fields to the East. The subject property and proposed uses are comparable with the surrounding land uses and country character in size and nature.

Presently, Mr. Melvin H. Glover, Jr. and his family reside in the existing residence on the subject property. Mr. Glover along with Mr. Sterling L. Hawkins own and operate The Plant Center. The Plant Center is a small landscape contracting service business with over 20 years of experience in the Montgomery County area. Their clients are local Washington area residential and commercial businesses of small and medium size.

PROPOSED BUSINESS OPERATION :

Employees
The Plant Center presently services approximately 25 properties on a weekly bases during the businesses peak season (1 March to 1 November). The company is operated as a "hands on" firm with Mr. Glover and Mr. Hawkins predominantly working in the field. The company is personal service oriented and presently employees approximately six to eight people on a seasonal basis.

In general, The Plant Center provides to its clients properties all labor and materials to install and maintain the existing and future landscape needs. The primary activities of this company shall be performed off-site. The Plant Center will not store any detrimental chemicals, pesticides, or fertilizers on the site. No plant materials, garden supplies, or related equipment will be sold from the subject property. Off season work for our company includes snow plowing, and winter maintenance.

twice
The Plant Center proposed hours of operation shall be between 6:00 am. to 6:00 p.m. with on site operations primarily limited to 6:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. These hours of operation may vary somewhat in winter season due to unforeseen snow conditions. No employees are proposed to be working at the subject property during the the middle of the day.

The Plant Center presently owns and operates one stake-body truck, three pick-up trucks, and three small trailers to transport a small riding tractor and associated mowing equipment to their clients building locations. These vehicles will be parked on the site when not in use. Mowing and related equipment shall be stored in the storage trailer and shed proposed on site. Adequate parking facilities for employees and all business related vehicles has been provided under the proposed Special Exception proposal. All facilities shall be a minimum of 50 feet from existing property lines.

EXHIBITS:

In accordance with Division 59-A-4.2 of the Montgomery County, Maryland Zoning Ordinance, the following exhibits attached hereto are being submitted as part of the record in this petition:

- Exhibit "A" : List of Adjoining and Confronting Property Owners and Citizens Associations
- Exhibit "B" : Certified Zoning Map, Montgomery County
- Exhibit "C" : Master Plan of Clarksburg and Vicinity Approved and Adopted, 1958
- Exhibit "D" : Proposed Site and Landscape Plan

The Special Exception use request by The Plant Center for the subject property is principally located to the central and northern area of a 3.88 acre parcel in this rural section of the Clarksburg area. Exhibit "D" shows how we have located our proposed business facilities to the more sheltered and screened area of the gently rolling site. Special attention was taken to screen all activities from surrounding neighbors. The proposed parking area, storage trailer and sheds have been located to allow for a minimum of 50 feet setback from all property lines. All buildings and parking areas shall be screened by either natural vegetation, or natural land forms. Additionally, the Plant Center shall install approximately 200 feet of 5 foot high natural stockade fencing parallel to the natural shrub and tree hedgerow along Stringtown Road, and approximately 10 White Pines, 8 foot high shall be planted around the storage trailer. This additional screening is installed to insure proper screening during the winter months when the leaves are off the deciduous trees.

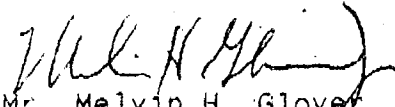
Because of the low use of on site facilities, limited time company employees are on the subject property, and seasonal work of The Plant Center, a Port-a-John bathroom will be used for any sanitary needs. This Port-a-John will be discretely located near the storage trailer and maintained by an outside service contractor. All business activities shall conducted to minimize any disturbance to any surrounding neighbors.

The Plant Center will not have an adverse impact on adjoining uses. It is in harmony with the general country character of this Clarksburg neighborhood area. The proposed design layout has been specifically chosen to address any possible objectionable site views, noise, or physical activities. All business facilities and activities will be well screened and the intensity of the work held to a minimum. Most activities will involve loading/unloading mowing equipment and materials with all personnel on and off the site in the morning and evening. The internal traffic circulation and parking area are concentrated in the center of the site to reduce any possible noise, fumes, odors, and dust activities.

This special exception use shall in no way effect the health, safety, security, morals, or general welfare of the residents, visitors, or workers in the area. The activities proposed under this Special Exception shall have a minimum effect on existing traffic patterns, quantity, and flow. The proposed use shall not increase the need for any additional sewer, water, or road public facilities in the area or make any increased demands on the County's police or fire protection services.

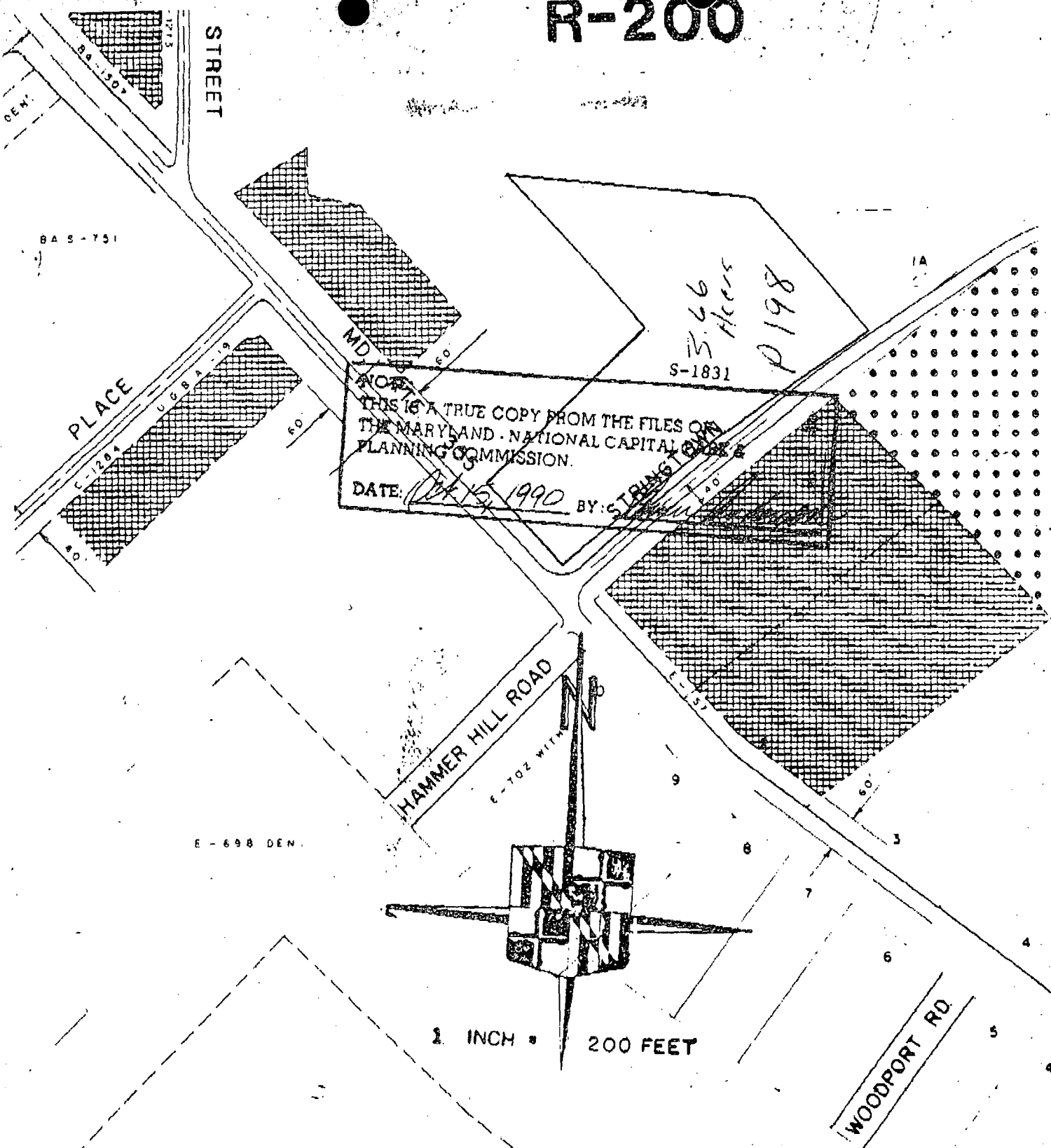
In conclusion, the petitioner feels that this requested Special Exception will not adversely affect this property or its surrounding neighbors. It will maintain the character of the area and meet or exceed all Montgomery County Zoning Codes as set forth in Sections 59-G-1.2 and 59-G-2.30. It is estimated that this petitioner's case can be presented in approximately 30 minutes.

Respectfully Submitted,

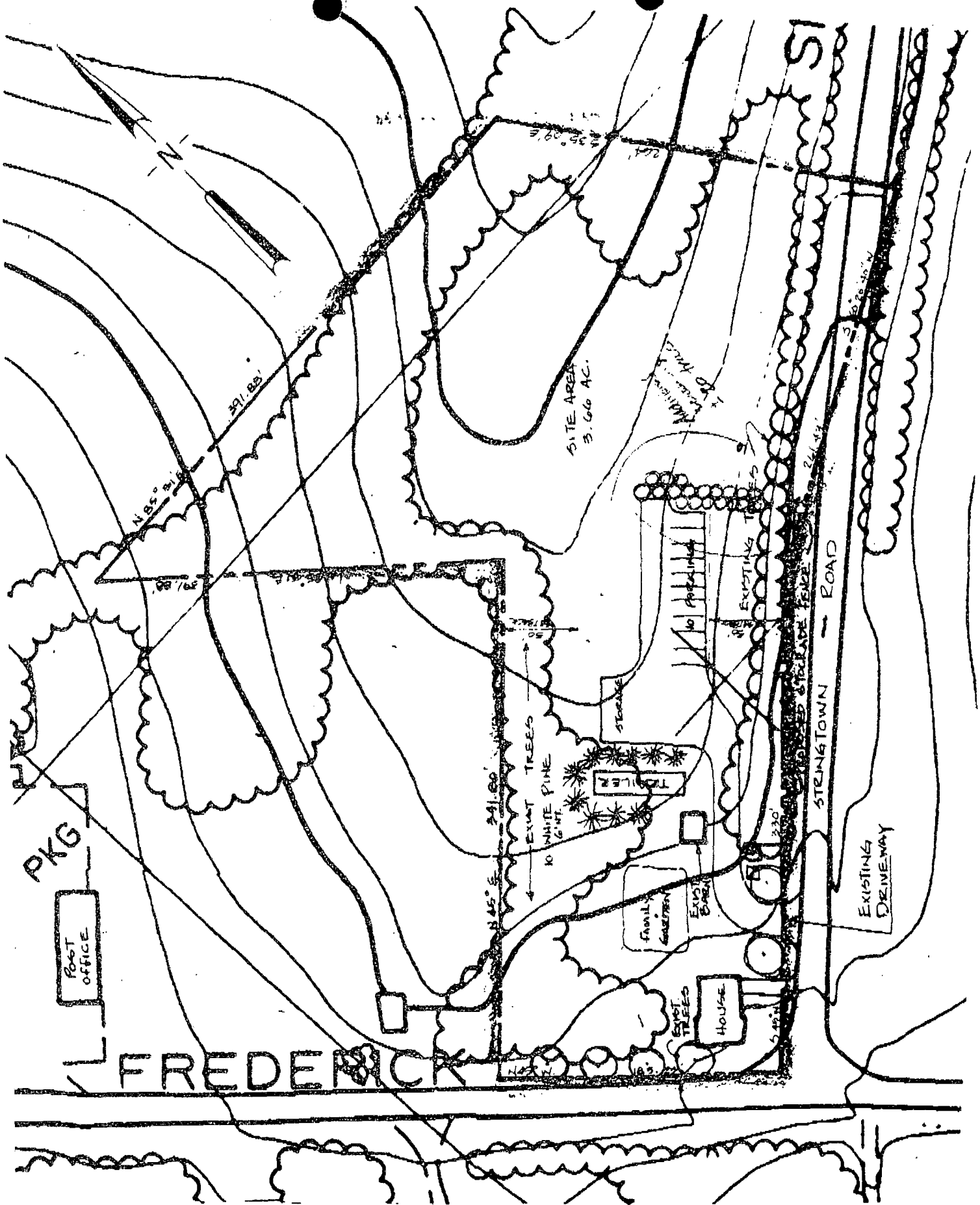

Mr. Melvin H. Glover, Jr.
The Plant Center

Dated: 22 October 1990

R-200



R-200



FREDERICK

STENTON ROAD

SITE AREA
3.66 AC.

POST OFFICE

PKG

HOUSE

TRAILER

FAMILY GARDEN

EGG BASKET

EXISTING DRIVEWAY

EXISTING TREES

WHITE PINE

STORAGE

EXISTING TREES

100' / 05'

N 85° 31' E

391.88'

N 45° E

241.00'

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MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 28, 1990

TO: Bill Landfair, Planner
Development Review

FROM: Robert J. Spalding, Principal Planner
Community Planning

SUBJECT: Community Planning Division Comments: S-1831

NOV 28 1990

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The relevant master plan recommendations with regards to the subject property are a change in zoning from R-200 to R-~~200~~³⁰⁰, the widening of Stringtown Rd. to Arterial standards (80-100 foot right-of-way), and the widening of MD-355 to Major Highway Standards (120-150 foot right-of-way). An additional element to consider in the evaluation of compatibility is the 1990 approval of a Historic District which contains the subject property.

As background information on the land use impacts, there are two known landscaping businesses, in the R-200 zone within a 1/2 mile radius of the subject property. Adjoining and confronting properties, with the exception of the post office, are recommended for single family residential development by the 1968 Master Plan. However, the property across Stringtown Rd. is currently zoned C-1 and R-30 (the Master Plan was not followed by a Sectional Map Amendment).

The impacts on the 1968 Master Plan, as amended are the creation of a third landscaping business within a 1/2 mile radius of the site, non-residential site access within 100 feet of an existing intersection, which is designated by the plan to be substantially enlarged, and the need to further evaluate the acceptability of required improvements on the Historic District by the H.P.C.

There is also a question of whether a second landscaping business, which is typically more land-intensive than this, in the historic district and the third within a one mile stretch of MD-355 is appropriate for the residential character envisioned in the master plan.

Would the petition adversely affect the neighborhood? The non-residential character and hours of operation may be objectionable to some of the neighboring households, both existing and future. If the proposed use were to be adequately screened, in a different manner than the application proposes these impacts may be lessened. A particular concern regarding the screening is its compatibility with the historic district.

Is the landscaping, screening, and lighting plan adequate? If no, what modifications are necessary? The landscaping plan takes advantage of existing vegetation and structures for screening and attempts to supplement this through new plantings and a 5 foot high fence. One of the structures that may require the most extensive screening is not described fully. The height, and exact nature of the temporary storage trailer shown on the plan is not given. If this is to be a typical construction site trailer, the screening may not be adequate. In addition, the Port-A-John location is not shown and its ability to be screened can not be evaluated. It would appear to more compatible for the toilet facilities to be permanently located in the adjoining house.

A second concern over the landscaping and screening plan is the location of the parking and storage areas in relationship to the existing driveway. At present, this area is very visible to motorists turning onto Stringtown Rd. from MD-355 and may not be adequately screened by the proposed landscaping plan.

A third concern over the landscaping and screening plan is the location of the fence along Stringtown Rd. The application shows that the fence is located in the right-of-way which is unacceptable. There may be an issue of whether the fence can be accommodated between the property line and the existing vegetation which I have not field-checked.


The final concern is over the placement of the parking and storage areas on the site. The rear of the site appears to be more suitable for screening the uses and for access to Stringtown Rd.

What is the recommendation of your Division concerning this petition? The application, as submitted, would require substantial revisions in order to be supported by the Community Planning Division. These revisions include: relocation of the proposed use to the rear of the site; moving the access point as close to the rear property line, while maintaining adequate site distances from the curve to the east; relocation of any fences out of the public right-of-way; provision of additional detail on the size and character of the temporary storage trailer; provision of a detailed plan of the existing septic field to ensure that parking

is not permitted over it; provision of additional detail on the location and screening of the Port-A-John; and finally any permission for the improvement of this property must be conditioned upon receiving approval by the H.P.C.

RJS:rjs

cc: Lyn Coleman



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: November 28, 1990
TO: Denis Canavan, Development Review
FROM: Steve Cary, Urban Design
SUBJECT: Board of Appeals Petition (No. S-1831, No. S-1832

S-1831, Landscape Contracting Business

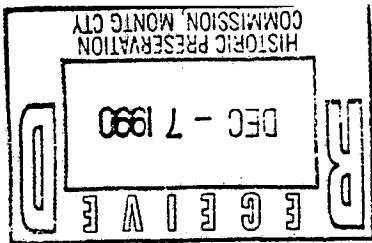
The comments for landscaping, screening, and lighting are as follows:

1. The proposed screening fence is acceptable. Care should be taken during the installation so that the existing stand of trees are protected from damage.
2. Additional screening should be installed along the east end of the parking lot to screen this area from vehicles traveling west along Stringtown Road. Since this area is below the Stringtown Road grade, the height of the screen is important to compensate for the elevation loss. The recommendation is to plant a double row of 6' to 8' White Pines, or a similar evergreen tree, diagonally spaced at 10' on center. These trees will eventually achieve enough height to so that the view of the parking area from Stringtown Road will be hidden. See the submitted site plan for the tree layout.
3. The proposed lighting was not shown on the submitted plans. Resubmit lighting layout for comments.

S-1832, Horticultural Nursery

All comments concerning the landscaping, screening, and lighting are based on the concept plan. This plan consists of a bubble diagram with parking, storage, gravel roads and nursery areas generally located but, without enough detail to make a thorough review. A detailed site and landscape plan should be resubmitted for review.

1. The parking area should be relocated behind the office building or increase the green space between the parking and Sugarland Road. Appropriate landscaping should be installed. This will help preserve the appearance of the residential zone.



THE COUNTY BOARD OF APPEALS FOR MONTGOMERY COUNTY, MARYLAND

IN THE MATTER OF THE PETITION OF THE PLANT CENTER,
FOR LANDSCAPE CONTRACTOR, SPECIAL EXCEPTION

Special Exception Case No. 51831

STATEMENT OF SUPPORT OF PETITION FOR SPECIAL EXCEPTION

INTRODUCTION:

This statement in Support of Petition for Special Exception to permit the operation of The Plant Center, a small landscape contractor service, in the R-200 Zone District. This petition is filed in accordance with Division 59-G-2.30 (Horticultural Nursery or Related Use) sub-section c. (Landscape Contractor).

The subject property is shown on Tax Map 196 as Parcel 185 located at the Northwestern corner of the intersection of Frederick Road (RT.355) and Stringtown Road, in the Second Election District. This 3.66 acre parcel is presently classified in the R-200 zone under the 1968 approved and adopted Master Plan for Clarksburg and Vicinity.

The subject property is presently improved by a 2 story single family home, small barn (16'x24') and family vegetable garden. The single family home which fronts on Frederick Road (Rt.355) has been maintained in the original country character. The barn is presently used for storage and will remain in that use.

The existing predominant land use within the subject property's area is agricultural, with small single family housing and light commercial uses. Existing natural vegetation screens this property from the Clarksburg Post Office on the West, and the nearest single family residence located across Frederick Road (Rt.355). Additionally, a natural tree and shrub hedgerow along Stringtown Road provides for a separation from the large corn fields to the East. The subject property and proposed uses are comparable with the surrounding land uses and country character in size and nature.

Presently, Mr. Melvin H. Glover, Jr. and his family reside in the existing residence on the subject property. Mr. Glover along with Mr. Sterling L. Hawkins own and operate The Plant Center. The Plant Center is a small landscape contracting service business with over 20 years of experience in the Montgomery County area. Their clients are local Washington area residential and commercial businesses of small and medium size.

PROPOSED BUSINESS OPERATION :

Employees
The Plant Center presently services approximately 25 properties on a weekly bases during the businesses peak season (1 March to 1 November). The company is operated as a "hands on" firm with Mr. Glover and Mr. Hawkins predominantly working in the field. The company is personal service oriented and presently employees approximately six to eight people on a seasonal basis.

In general, The Plant Center provides to its clients properties all labor and materials to install and maintain the existing and future landscape needs. The primary activities of this company shall be performed off-site. The Plant Center will not store any detrimental chemicals, pesticides, or fertilizers on the site. No plant materials, garden supplies, or related equipment will be sold from the subject property. Off season work for our company includes snow plowing, and winter maintenance.

twice
The Plant Center proposed hours of operation shall be between 6:00 am. to 6:00 p.m. with on site operations primarily limited to 6:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. These hours of operation may vary somewhat in winter season due to unforeseen snow conditions. No employees are proposed to be working at the subject property during the the middle of the day.

The Plant Center presently owns and operates one stake-body truck, three pick-up trucks, and three small trailers to transport a small riding tractor and associated mowing equipment to their clients building locations. These vehicles will be parked on the site when not in use. Mowing and related equipment shall be stored in the storage trailer and shed proposed on site. Adequate parking facilities for employees and all business related vehicles has been provided under the proposed Special Exception proposal. All facilities shall be a minimum of 50 feet from existing property lines.

EXHIBITS:

In accordance with Division 59-A-4.2 of the Montgomery County, Maryland Zoning Ordinance, the following exhibits attached hereto are being submitted as part of the record in this petition:

Exhibit "A" : List of Adjoining and Confronting Property Owners and Citizens Associations

Exhibit "B" : Certified Zoning Map, Montgomery County

Exhibit "C" : Master Plan of Clarksburg and Vicinity Approved and Adopted, 1968

Exhibit "D" : Proposed Site and Landscape Plan

The Special Exception use request by The Plant Center for the subject property is principally located to the central and northern area of a 3.88 acre parcel in this rural section of the Clarksburg area. Exhibit "D" shows how we have located our proposed business facilities to the more sheltered and screened area of the gently rolling site. Special attention was taken to screen all activities from surrounding neighbors. The proposed parking area, storage trailer and sheds have been located to allow for a minimum of 50 feet setback from all property lines. All buildings and parking areas shall be screened by either natural vegetation, or natural land forms. Additionally, the Plant Center shall install approximately 200 feet of 5 foot high natural stockade fencing parallel to the natural shrub and tree hedgerow along Stringtown Road, and approximately 10 White Pines, 6 foot high shall be planted around the storage trailer. This additional screening is installed to insure proper screening during the winter months when the leaves are off the deciduous trees.


Because of the low use of on site facilities, limited time company employees are on the subject property, and seasonal work of The Plant Center, a Port-a-John bathroom will be used for any sanitary needs. This Port-a-John will be discretely located near the storage trailer and maintained by an outside service contractor. All business activities shall be conducted to minimize any disturbance to any surrounding neighbors.

The Plant Center will not have an adverse impact on adjoining uses. It is in harmony with the general country character of this Clarksburg neighborhood area. The proposed design layout has been specifically chosen to address any possible objectionable site views, noise, or physical activities. All business facilities and activities will be well screened and the intensity of the work held to a minimum. Most activities will involve loading/unloading mowing equipment and materials with all personnel on and off the site in the morning and evening. The internal traffic circulation and parking area are concentrated in the center of the site to reduce any possible noise, fumes, odors, and dust activities.

This special exception use shall in no way effect the health, safety, security, morals, or general welfare of the residents, visitors, or workers in the area. The activities proposed under this Special Exception shall have a minimum effect on existing traffic patterns, quantity, and flow. The proposed use shall not increase the need for any additional sewer, water, or road public facilities in the area or make any increased demands on the County's police or fire protection services.

In conclusion, the petitioner feels that this requested Special Exception will not adversely affect this property or its surrounding neighbors. It will maintain the character of the area and meet or exceed all Montgomery County Zoning Codes as set forth in Sections 59-G-1.2 and 59-G-2.30. It is estimated that this petitioner's case can be presented in approximately 30 minutes.

Respectfully Submitted,


Mr. Melvin H. Glover, Jr.
The Plant Center

Dated: 22 October 1990

R-200

STREET

PLACE

HAMMER HILL ROAD

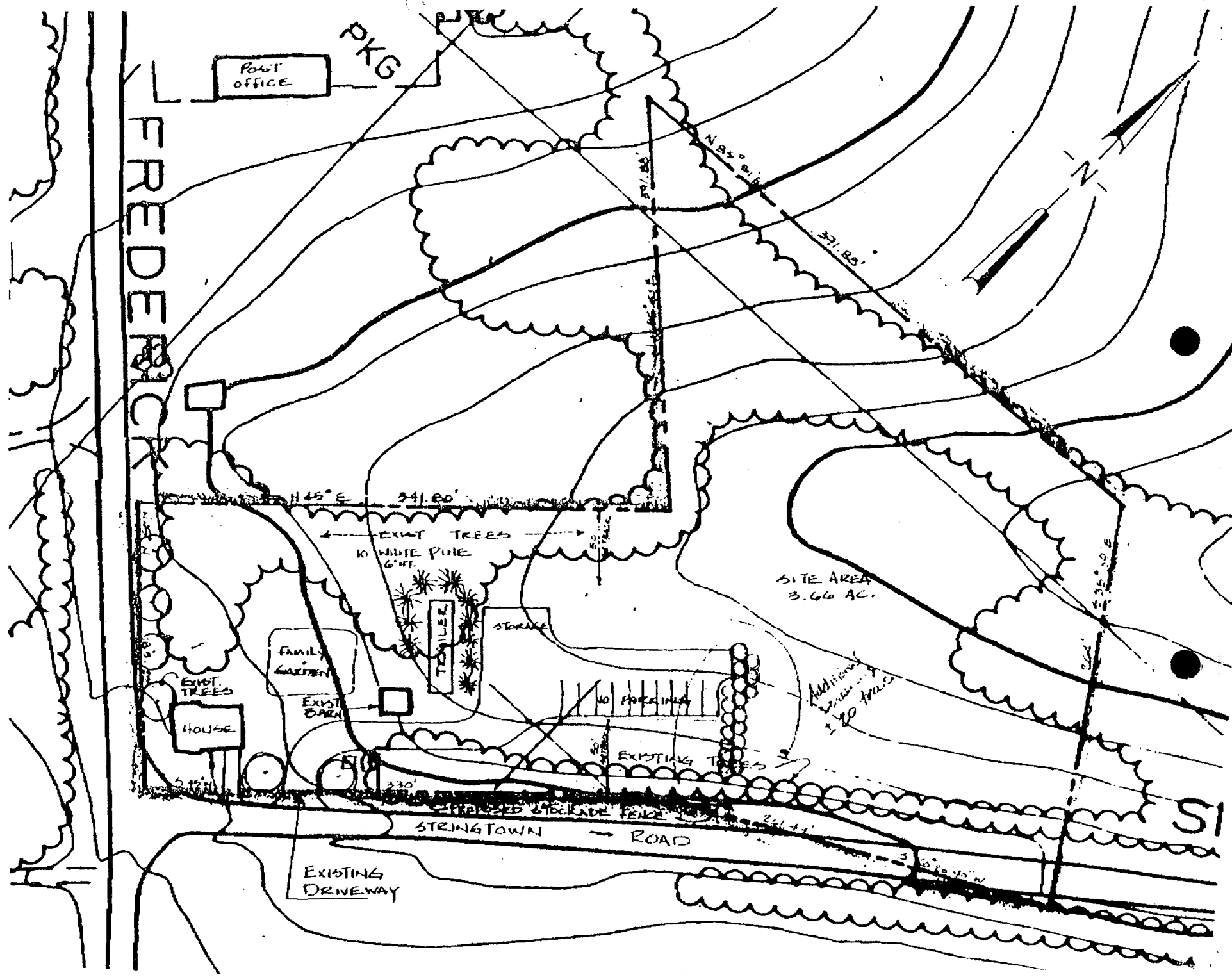
WOODPORT RD

NOTE
 THIS IS A TRUE COPY FROM THE FILES OF
 THE MARYLAND - NATIONAL CAPITAL PLANNING COMMISSION.
 DATE: *12/15/1990* BY: *STRANSI*

15.66 Acres
P198
 S-1831

1 INCH = 200 FEET

R-200



POST OFFICE

PKG

FREDERICK

N 45° E

371.85'

N 45° E 241.80'

← EXIST TREES →
10 WIDE PINE
6' HT.

TRAILER

STORAGE

FAMILY GARDEN

EXIST. BARN

HOUSE

NO PARKING

EXISTING TREES

SITE AREA
3.66 AC.

Additional Survey of
2-20 trees

STOCKADE FENCE
STRINGTOWN ROAD

EXISTING DRIVEWAY

N

N 45° E

SI

MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 28, 1990

TO: Bill Landfair, Planner
Development Review

FROM: Robert J. Spalding, Principal Planner
Community Planning

SUBJECT: Community Planning Division Comments: S-1831

NOV 28 1990

I have had an opportunity to review the referenced application and am familiar with the site. The division's comments are as follows:

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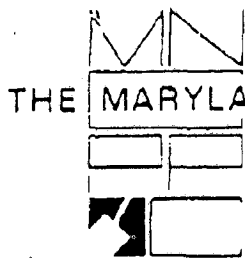
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RJS:rjs

cc: Lyn Coleman



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: November 28, 1990
TO: Denis Canavan, Development Review
FROM: Steve Cary, Urban Design
SUBJECT: Board of Appeals Petition No. S-1831, No. S-1832

S-1831, Landscape Contracting Business

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