

2015 THE RIDGE

1991

October 11, 1991

Gwen Marcus
Historic Preservation Coordinator
Urban Design Division
M-NCPPC
8787 Georgia Ave
Silver Spring, MD 20910

RE: Building permit
9110070222
19000 Muncaster Rd.
Derwood, MD 20855

Dear Ms. Marcus,

This is to certify that the building referenced in the above permit will be used as a horse barn only and will serve no other purpose.

Thank you for your assistance with this project.

Sincerely yours,



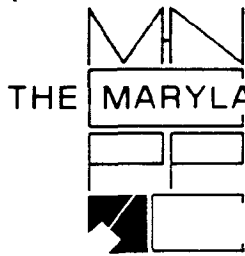
Curtis E. Green
19000 Muncaster Road
Derwood, MD 20855
301-670-1255

Oct. 1991

OWNERS:

Mr. and Mrs. Curtis Green
1900 Muncester Road
Derwood, MD. 20855

(301) 670-1255



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Hubbard
Division of Construction Codes Enforcement
Department of Environmental Protection

FROM: Gwen Marcus *Gwen*
Historic Preservation Coordinator
Urban Design Division, M-NCPPC

DATE: 10/7/91

SUBJECT: Building Permit Application # Not Available
Property Address 19000 Muncaster Road, Rockville
Applicant Mr. and Mrs. Curtis Green

Staff has reviewed the above referenced application for work on a property designated on the Master Plan for Historic Preservation. Staff has determined that this proposed work constitutes ordinary ^{work on} ~~maintenance~~ of the property, and, thus, does not need to be reviewed by the Historic Preservation Commission through a Historic Area Work Permit application. All required permits may be released without further review by our office.

for customary farming operations

Should you have any questions, please don't hesitate to contact me at 495-4570.

* Letter to HPC to follow, detailing agricultural uses planned for property.

regmain.dep



Department of Environmental Protection

Division of Construction Codes Enforcement
250 Hungerford Drive, Second Floor, Rockville, Maryland 20850-4153
(301) 738-3110

RE-1 226NW6 Historic

APPLICATION FOR BUILDING PERMIT

DD

Tax Account # _____
 Name of Property Owner Mr+Mrs. CURTIS GREEN Telephone No. 670-1255 (301)
 or Contract/Purchaser SELF (Include Area Code) _____
 Address 19000 MUNCASTER ROAD MD. 20855
 City State Zip
 Contractor SELF Telephone No. 670-1255
 Plans Prepared by SELF Contractor Registration Number /
 Registration Number _____ Telephone No. _____
 (Include Area Code)

LOCATION OF BUILDING/PREMISE

House Number 19000 Street MUNCASTER ROAD
 Town/City DERWOOD MD. Election District _____
 Nearest Cross Street GRANBY
 Lot 37 Block _____ Subdivision MUNCASTER MANOR
 Liber 567 735 Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (Circle one) Circle One: A/C Slab Room Addition Swimming Pool
 Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 3) Other POLE BARN
 1B. Construction Cost Estimate \$ 20,000⁰⁰
 1C. If this is a revision of a previously approved active permit see permit # NO
 1D. Indicate name of electric utility company PEPCO
 1E. Is this property a historical site? YES

PART TWO: Complete for New Construction and Extend/Additions

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY
 01 () WSSC 02 () Septic 01 () WSSC 02 () Well
 03 () Other NONE 03 () Other _____

PART THREE: Complete Only for Fence/Retaining Wall

3A. HEIGHT _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/property line _____
 2. Entirely on land of owner _____
 3. On public right of way/easement _____ (Revocable Letter Required).

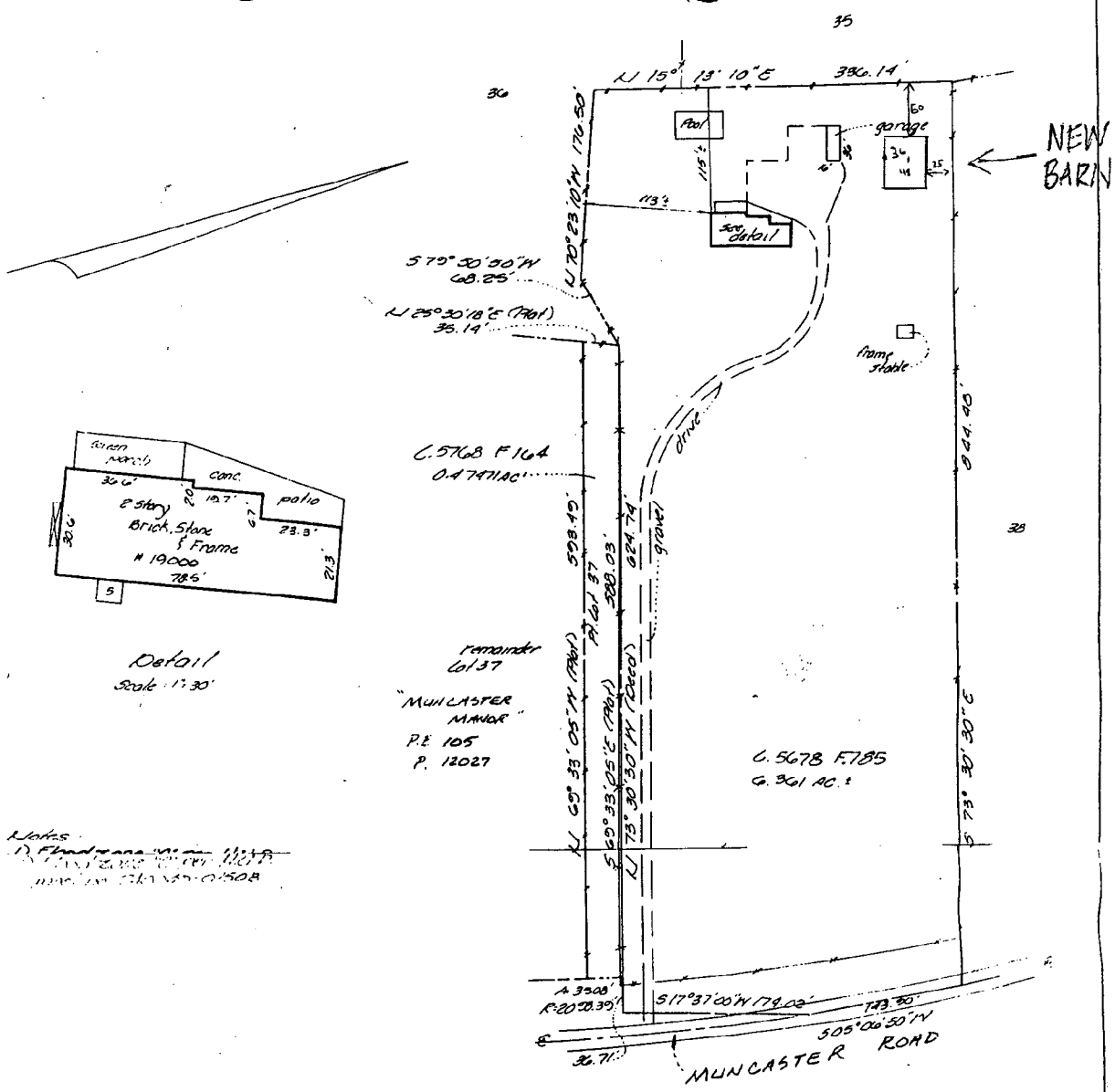
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Curtis Green _____ 9-24-91 _____
 Signature of Owner or Authorized Agent (agent must have signature notated on back) Date

Approved _____ For Chief, Division of Construction Codes Enforcement

Disapproved _____ Signature _____ Date _____

Application/Permit No: _____ Filing Fee: \$ _____
 Date Filed: _____ Permit Fee: \$ _____
 Date Issued: _____ Balance: \$ _____
 Receipt No: _____ Fee Waived _____ Ownership Code _____




Notes:
 1. Flood zone information taken from available sources and is subject to interpretation of originator.
 2. This plat is for title purposes only.

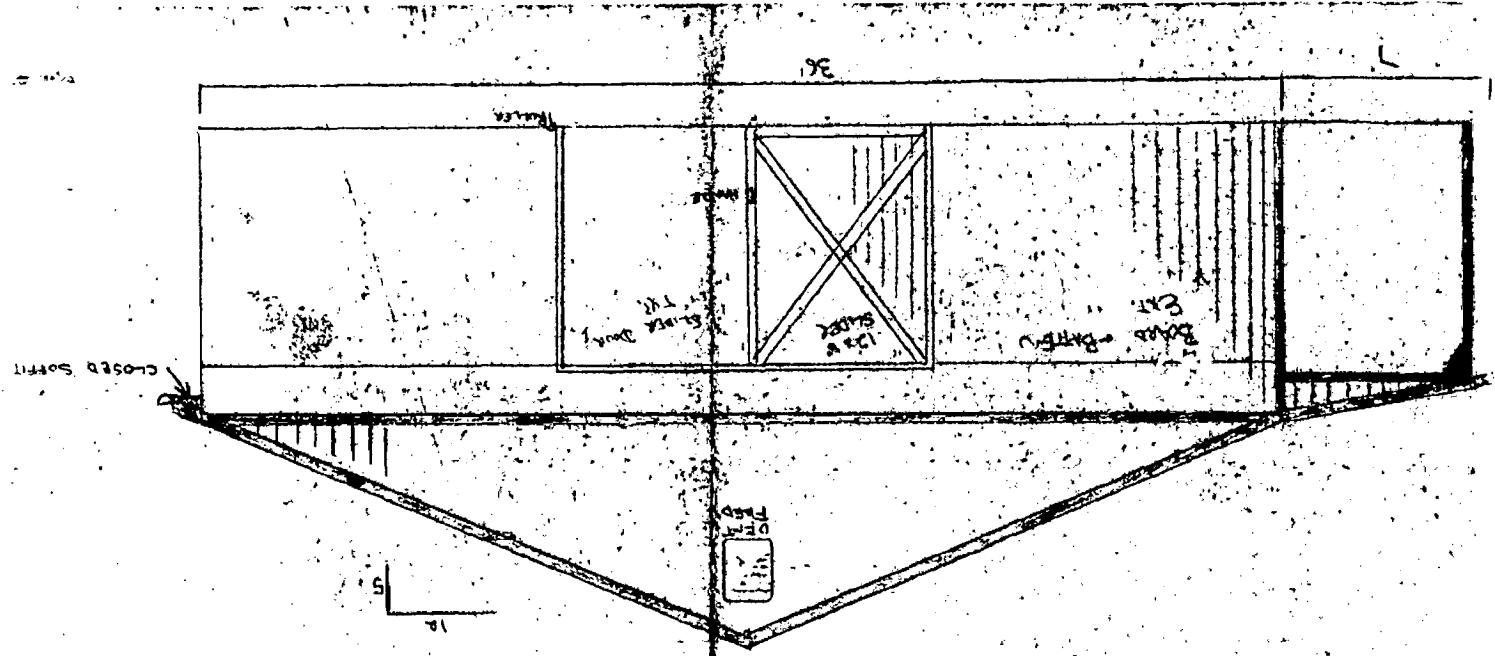
Location of House
 Liber 5678 Folio 785 & Liber 5768 Folio 164
 Conolly Property
 Montgomery County, Maryland

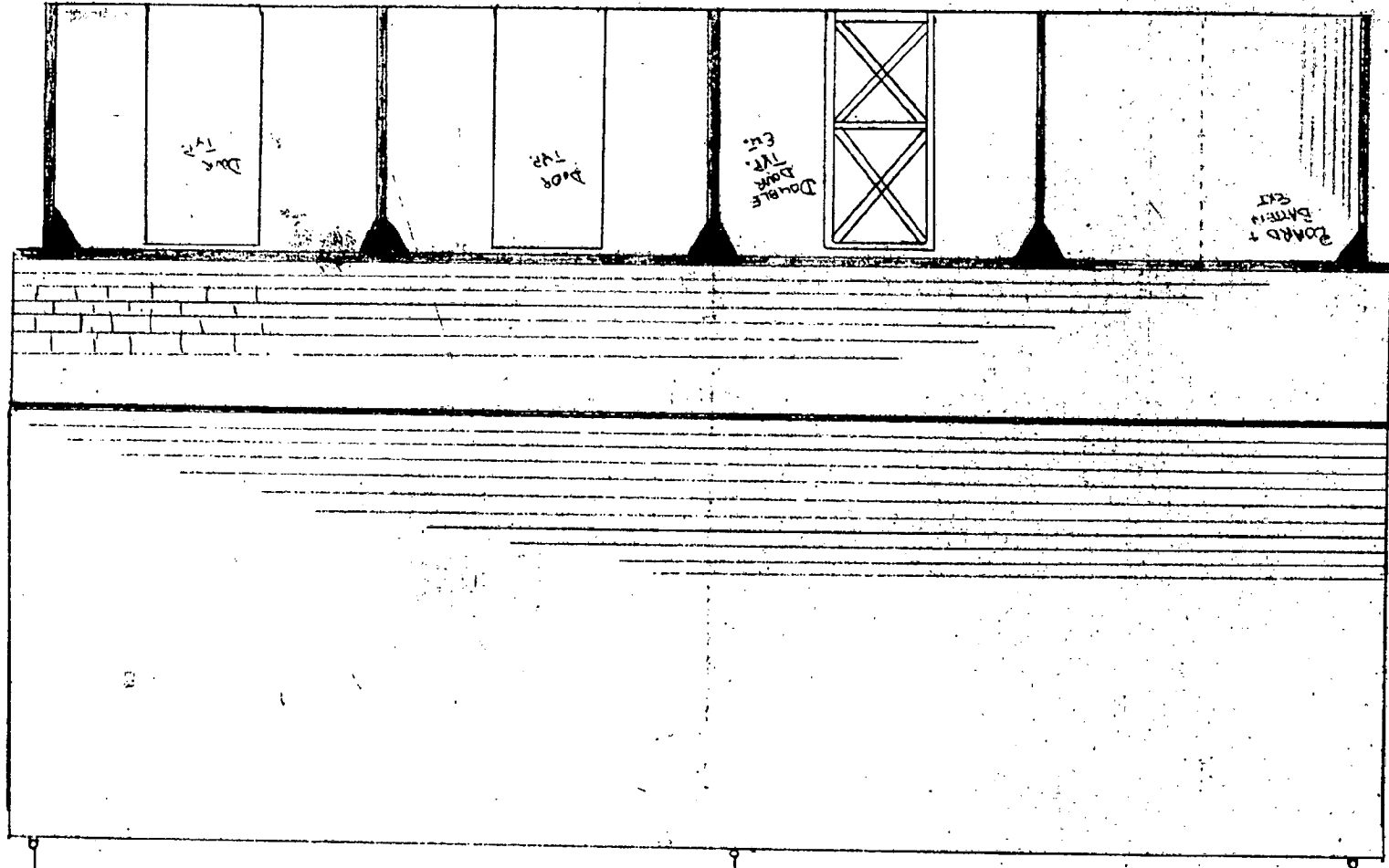
CBP
 10-4-91
 Field map
 No plumbing



BUILDING LINE AND/OR FLOOD ZONE INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND IS SUBJECT TO INTERPRETATION OF ORIGINATOR

SURVEYOR'S CERTIFICATE		REFERENCES	SNIDER & ASSOCIATES SURVEYORS • ENGINEERS LAND PLANNING CONSULTANTS	
I HEREBY CERTIFY THAT THIS INSPECTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR REGISTERED SURVEYORS IN THE STATE AS ADOPTED BY THE MARYLAND SOCIETY OF SURVEYORS. <i>Jeffrey A. Foster</i> P.L.S. REGISTERED SURVEYOR MARYLAND NO. 587		PLAT BK. 105		2 Professional Dr., Suite 216 Gaithersburg, MD. 20879 (301) 948-5100
		PLAT NO. 12027		
		LIBER 5678 / 5768	DATE OF LOCATIONS	SCALE: 1" = 100'
		FOLIO 785 / 164	WALL CHECK:	DRAWN BY: SHW
			HSE. LOC.: 8-21-91	JOB NO.: 21-1638
			BOUNDARY:	





DASH
TYP

DASH
TYP

DOUBLE
DASH
TYP.
EXIT

BOARD +
BATHN
EXIT

Light
TYP

17 January 1986

Montgomery County Health Department
Division of Licensure and Regulatory Services
Room 400, 100 Maryland Avenue
Rockville, Maryland 20850

Dear Sirs:

My wife and I are owners of "The Ridge", a Colonial house and historic site first occupied by the Magruder family in the 1720's and owned by Colonel Zadok Magruder, one of Maryland's prominent Revolutionary War soldiers and Montgomery County's first commissioners. Originally the plantation covered 1,000 acres but the 7 acres we now own (Parcels Nos. 1-4) are all that is left of the original Magruder holdings that have not been subdivided. This site is listed on the County's Master Plan for Historic Preservation.

We are writing, not to give anyone an unneeded history briefing, but to alert you to two potential problems in issuing permits to build on Lot No. 35 on Granby Court which adjoins "The Ridge" in the rear. First, according to the Muncaster family who owned and lived at "The Ridge" from 1907-1952, and were descendants of the Magruders, there is a slave cemetery located on Lot No. 35 containing the remains of the slaves who worked the plantation for the first 140 years. (The 1790 National census lists 29 slaves at "The Ridge" and the slave housing area was behind the main house in the vicinity of Lot No. 35).

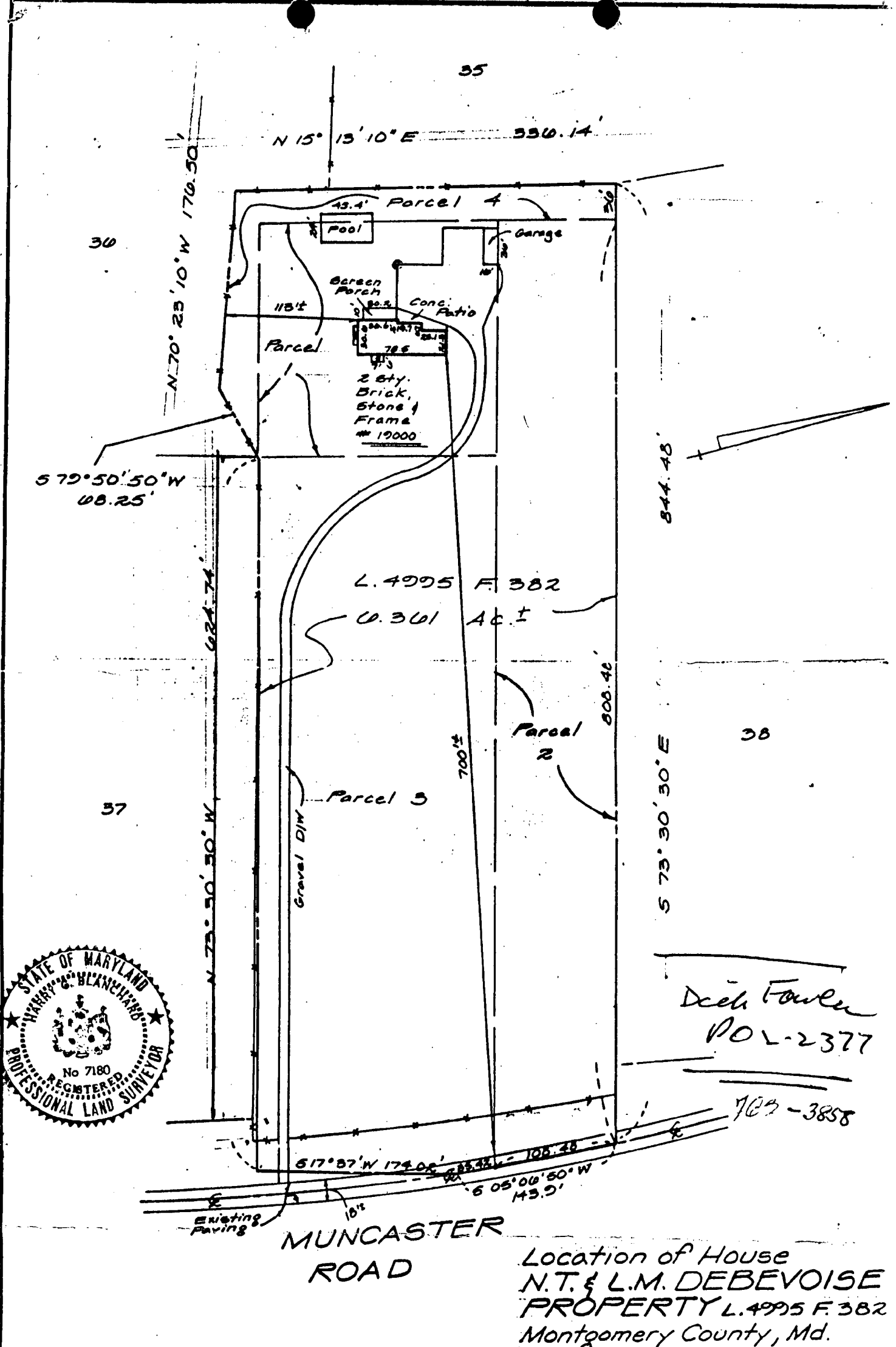
The second matter is somewhat more mundane. Our well is located behind the house and 60 feet from the common property line with Lot No. 35. The ground slopes slightly downhill from Lot No. 35 into the area of our well. We request that before any septic system and construction permits are issued for Lot No. 35, that the location of our well be carefully taken into account so that there is no possibility of water pollution.

Sincerely,

Richard L. Conolly

Richard L. Conolly
19000 Muncaster Rd.
Derwood, Maryland 20855
Tel: 840-9794

cc to: Historic Preservation Commission
Montgomery County Government



Dech Fowler
PO L-2377

703-3858

Location of House
N.T. & L.M. DEBEVOISE
PROPERTY L. 4995 F. 382
Montgomery County, Md.



SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS. <i>Harry G. Blanchard</i> REGISTERED LAND SURVEYOR MD. 17180	REFERENCES FLAT BK. 105 FLAT NO. 12027 LIBER 4995 FOLIO 382	SNIDER, BLANCHARD, LAUGHLAND & TACK, INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 10 EAST CHURCH ST FREDERICK, MD 21701 (301) 662-4500	2 PROFESSIONAL DR. SUITE 211 GAITHERSBURG, MD 20714 948-5100
	DATE OF SURVEYS WALL CHECK: HSE. LOC.: 3-9-81 BOUNDARY:	SCALE: 1" = 100' DRAWN BY: RB JOB NO.: 81-5020	

M E M O R A N D U M

August 8, 1984

TO: County Board of Appeals for Montgomery County

FROM: Bobbi Hahn, Historic Preservation Commission

SUBJECT: Case #S-746-A

It has come to our attention that the above referenced case involves a property immediately adjacent to Master Plan historic site #22/15, the Ridge. Built in 1750, the Ridge is one of very few remaining colonial homes in Montgomery County and one which has increased importance in the heritage of the County by virtue of having been in the family of patriot Zadoc Magruder for over 200 years.

The proposal to build a massive indoor riding rink next to this historic structure will undoubtedly detract from the integrity of the Ridge. In order that this negative impact be minimized to the greatest practical degree, we must strongly urge that the structure be sited no close to the shared property line than the originally agreed upon 109 feet and that an evergreen treed buffer of substantial size and density be required between the two structures.

BH/pam/309L

6 August, 1984

Petition to: The County Board of Appeals for Montgomery County
Subject: Landscape Plan for Case No. S-746-A

1. The writers of this petition are owners of "The Ridge", Montgomery County Historic Site #22/15, which is the Colonial home of Col. Zadok Magruder built in 1750 sitting on seven acres. The south boundary of this property borders on the seven acres of Dr. and Mrs. John E. Schneider, Jr., of One Granby Court, Muncaster Manor.

2. In Case No. S-746-A, Dr. Schneider petitioned for and received permission to build a horse barn/indoor riding hall in his rear field which would be 100 feet long, 84 feet wide and 28 feet at the peak. This was to be 109 feet south of our joint property line. Originally the Park and Planning Staff recommended that an evergreen screen be provided to screen off this barn from our property and Dr. Kapiloff's two residential lots to the east. On 27 June 1984, the Appeals Board removed this condition.

3. The barn/riding hall now being built is located 80 feet from the joint property line at its closest point, not the 109 feet called for in Dr. Schneider's petition. Additionally, it is most imposing in size and affects very adversely the Colonial farm atmosphere we have tried to maintain at "The Ridge". Due to its proximity to the main historic building, Col. Zadok Magruder's manor house, it looms very large through the living room and southside windows. It is to the left rear of Dr. Schneider's house but to left front of ours, impossible to ignore from our house and front driveway. Finally, it probably will have an unfavorable effect on the ultimate value of this property.

4. The building is already under construction and the writers do not question Dr. Schneider's right to build whatever he desires on his own land. Nor do we object to the horse barn/riding hall per se. However, to protect both the historic site and our own interests, we request that the provision for an evergreen screen along the property line to the north of Dr. Schneider's property be reinstated.

5. We have talked to Dr. Schneider about this problem and he has offered to pay for half of the trees required. However, he apparently has in mind small (5') pines which will not do the job in any of our lifetimes. Since an appropriate evergreen screen of mature trees as originally proposed is quite costly, the owners of "The Ridge" are retired pensioners on a fixed income, and the problem is not of our making, we feel that it is incumbent on Dr. Schneider to provide the mature evergreen screen.

2.

6. Suggest prompt action be taken on this request since the building will be completed very rapidly and the problem it poses will become considerably more acute in the fall when the leaves are off the seasonal trees.

Richard L. Conolly
Beverly R. Conolly

Richard L. and Beverly R. Conolly
19000 Muncaster Rd.
Derwood, Maryland 20855
Tel.: (301) 840-9794

copy to: Historic Preservation Commission

COUNTY BOARD OF APPEALS
FOR
MONTGOMERY COUNTY

STELLA B. WERNER COUNCIL OFFICE BUILDING
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

Telephone
Area Code 301
279-1226

Case No. S-746-A

PETITION OF DR. and MRS. JOHN E. SCHNEIDER, JR.

RESOLUTION TO CORRECT THE OPINION OF THE BOARD
(Resolution adopted June 21, 1984)

The Board has received a letter dated June 8, 1984, from Dr. John E. Schneider, Jr., which states, in part, that:

"I received your opinion ...and think a mistake has been made.

"In your opinion, Condition #3 - the landscape plan - was not deleted as per the recommendation of the Maryland-National Capital Park & Planning Commission in their letter to you dated May 10, 1984 ...

"When your hearing was held May 10, 1984 you had received a copy of this Park & Planning recommendation as their staff had originally prepared it, along with a hand written note stating that their condition #1 - landscape plan - had been deleted by the Planning Board and a Formal letter would follow, therefore, you held the case open one additional week.

"I feel the May 10, 1984 letter from M.N.C.P. & P.C. was mis-read or overlooked and the landscape plan was mistakenly included in your opinion as condition #3.

"I would appreciate it if you could check this ..."

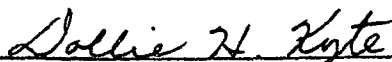
Based on the foregoing letter, the Board will correct its Opinion in the following manner:

BE IT RESOLVED by the County Board of Appeals for Montgomery County, Maryland, that Case No. S-746-A shall be and hereby is reopened to receive Dr. Schneider's letter which shall become Exhibit No. 14 in the record; and

BE IT FURTHER RESOLVED by the County Board of Appeals that Condition No. 3, beginning on page 2 of the Opinion of the Board, shall be and hereby is deleted. All other terms and conditions of the grant of the special exception shall remain in full force and effect.

The foregoing Resolution was proposed by Thomas S. Israel and concurred in by Doris Lipschitz, Chairman, Joseph E. O'Brien, Jr., and Harry M. Leet, which constitutes the current members of the Board.

Entered in the Minute Book of the
County Board of Appeals for Montgomery
County, Maryland, this 27th day of
June, 1984.


Dollie H. Kyte
Clerk to the Board

MEMORANDUM

April 6, 1988

TO: Charles Loehr
Subdivision Review

FROM: Bobbi Hahn *BH*
Historic Preservation Commission

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

- 1-88103 King-Dyson Property
- 1-88109 Banner Property
- 1-88096 Damascus Center II
- 1-88098 Hardings Subdivision
- 1-88107 Rock Creek Estates
- 1-88099 Liberty Grove Outlook
- 1-88100 Manor Park
- 1-88101 Willow Hill Farms
- 1-88110 First Korean Baptist Church
- 1-88104 Hurley Property
- 1-88106 Brookmont
- 1-88108 Crescent Hills

Plan 1-88105 Layhill Village involves former Atlas site #27/14 the houses at Layhill and Atwood which have been removed from the Atlas and are no longer subject to the provisions of the Ordinance for historic preservation.

Plan 1-88102 Muncaster Estates is immediately across the street from Master Plan historic site #22/15 (Conolly property). The plan does not seem to have a negative impact on the historic site.

Plan 1-88097 Allenwood appears to involve Atlas historic site #27/4, Gustavus Cashell House, 2011 Flint Hill Road. Further investigation is necessary to determine whether this is the case. I will forward this information to you as it becomes available.

RH:kag

0707E

COUNTY BOARD OF APPEALS
FOR
MONTGOMERY COUNTY

Room 223

COUNTY OFFICE BUILDING
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

Telephone
Area Code 301
279-1226

Case No. S-746-A

PETITION OF DR. & MRS. JOHN E. SCHNEIDER, JR.
(Hearing held May 10, 1984).

OPINION OF THE BOARD

HP Master Plan
Board takes up appeal
Thurs
out til 1:00
PPC HPC
Appeals
Road

251
2630
Oak
Superman
4th Floor
101 Monroe

This is a petition for a second amendment to a special exception pursuant to Section 59-G-2.49 of the Zoning Ordinance (Chap. 59, Mont. Co. Code 1977, as amended) to permit an increase from five (5) to seven (7) horses and to construct an indoor riding ring, stall, wash and storage area barn.

The subject property is Outlot D, Block B, Muncaster Manor Subdivision, at the rear of One Granby Court, Derwood, Maryland, in an R-200 Zone.

Decision of the Board: Special exception granted to petitioners only, subject to conditions enumerated herein.

The petitioners appeared and presented binding testimony and exhibits as follows:

The petitioners have requested a modification to their existing private riding stable at One Granby Court, Derwood, in an R-200 Zone. The original special exception for two horses was granted by the Board of Appeals in August 1980, and subsequently amended to permit five horses in April 1983.

The fenced property consists of 6.9 acres and is a corner lot at the intersection of Granby Road and Granby Court, approximately 440 feet west of Muncaster Road. The property now includes a two-story residence with a stable in the rear yard as previously approved by the Board.

The current request is to permit an increase in the number of horses from five to seven and to build an indoor riding ring with stalls and storage area. The petitioner, Dr. Schneider, testified that the use of the horses, riding ring, and facilities are solely for family members. The proposed indoor ring would be a structure with dimensions of 84 feet x 100 feet and would be located in the rear yard, would be 152 feet from the rear property line, 109 feet from the side property line and 220 feet from Granby Road. Dr. Schneider further testified that the structure is planned to be 28 feet high at its apex, will have an asphalt shingle roof (coinciding with the roof that is on the existing stable), and will have wood and stucco siding. Utilities for the structure would be underground, coming from the existing barn. The structure would contain four stalls, a washroom and storage areas. The only exterior lighting will be for security reasons.

Dr. Schneider testified that he currently owns just under seven acres and does not feel that seven horses would tax this amount of acreage. He reaffirmed

948-8862
-4539
1580

that the horses were for the family's private use and would not be rented or leased to anyone. He stated that there is no problem getting rid of the manure since he uses a considerable amount of the manure for fertilizer and also supplies two neighbors for the same purpose. He stated that the horses were now being under-exercised in inclement weather and that the indoor riding ring would permit the family to ride and work with the horses throughout the year. The proposed building would also have room for the horse trailer and other related farm equipment, such as a tractor, mower, harrows, etc. He concluded that all of the immediate neighbors enjoy the horses, that the possibility of the construction of a barn had been discussed with the immediate neighbors and they had no objections.

Maryland-National Capital Park
and Planning Commission Report

The Maryland-National Capital Park and Planning Commission Staff Report, subsequently adopted by the entire Planning Board, indicates that the preliminary draft of the Rock Creek Master Plan Amendment proposes the area in which the property is located to be reclassified to the RE-2 Zone. Despite the current R-200 Zone, most lots in the area average between one and two acres. The staff stated that it believed the special exception could be granted without impacting the adjoining properties or the intent of the 1968 Master Plan or the pending Master Plan Amendment. With conditions (enumerated below), staff believes the use will be in harmony with the general character of the neighborhood and would not be detrimental to the use and development of surrounding developed and undeveloped properties.

Findings of the Board

Based on the testimony and evidence of record, the Board finds that the petition meets the general conditions for a special exception set forth in Section 59-G-1.21(a) of the Zoning Ordinance and also complies with the standards and requirements set forth for the specific use set forth in Section 59-G-2.49. Therefore, the requested special exception amendment to permit an increase from five to seven horses, and to construct an indoor riding ring, stall, wash and storage area barn, is granted to the petitioners only, subject to the following conditions:

1. Petitioners shall be bound by all written and oral testimony presented.
2. Petitioners shall submit an exterior lighting plan to the technical Staff of the M-NCPPC for review and approval. This plan shall provide light fixtures for exterior security and safety purposes only. Outdoor night riding "under the lights" shall not be allowed. Two copies of the approved plan shall be submitted to the Board of Appeals for the record.
3. Petitioners shall submit a landscape plan to the technical Staff of the M-NCPPC for review and approval that screens the facility along the property boundary parallel to Muncaster

Road and adjoining the property to the north in locations where no vegetation currently exists; use of mature vegetation such as leyland cypress should be considered. Two copies of the approved landscape plan shall be submitted to the Board of Appeals for the record of this case.


4. The manure storage pile shall be identified on the landscape plan. This storage pile shall be removed monthly between the months of April and November, and twice between November and March if there is any accumulation. Spraying to eliminate flies, wasps, rodents, etc., shall occur a minimum of three times a year.
5. The siding located along the roof line of the riding arena shall be brown or another natural color.
6. No more than one horse trailer may be kept on the property at one time.
7. The paddocks and riding area shall be watered down to control dust.
8. Review of the special exception by the Board shall be conducted one year from the granting of this special exception to determine whether the terms of the special exception have been complied with and whether additional conditions may be required.

The Board adopted the following Resolution:

BE IT RESOLVED by the County Board of Appeals for Montgomery County, Maryland, that the opinion stated above be adopted as the Resolution required by law as its decision on the above-entitled petition.

The foregoing Resolution was proposed by Thomas S. Israel and concurred in by Doris Lipschitz, Chairman, Joseph E. O'Brien, Jr., and Harry M. Leet. Richard E. Frederick was necessarily absent for the hearing and did not participate in the foregoing Resolution.

I do hereby certify that the foregoing Minutes were officially entered in the Minute Book of the County Board of Appeals for Montgomery County, Maryland, this 6th day of June, 1984.


Dollie H. Kyte
Clerk to the Board

Note: See Section 59-A-4.53 of the Zoning Ordinance regarding the twelve-months' period within which the right granted by the Board must be exercised.

Any decision by the County Board of Appeals may, within 30 days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County in accordance with the Maryland Rules of Procedure.