

15/60-07A (Duvall/Krueh Property)
15900 KRUEH ROAD, Bartonswille

5



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: October 25, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #466182, building demolition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the October 24, 2007 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Lisa Kruhm

Address: 15900 Kruhm Road, Burtonsville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

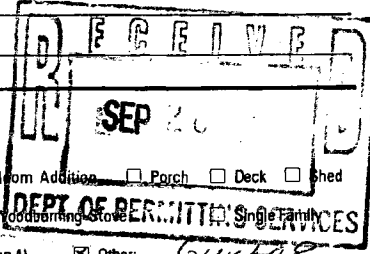
**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Craig Kazanjian
Daytime Phone No.: 301-438-2211

Tax Account No.: 03357320
Name of Property Owner: Lisa Kruhm Daytime Phone No.: _____
Address: 15900 Kruhm Road Burtonsville 20810
Street Number City State Zip Code
Contractor: Kaz Brothers Phone No.: 301-438-2211
Contractor Registration No.: _____
Agent for Owner: Kevin Foster, G.W. Daytime Phone No.: 301-421-4024

LOCATION OF BUILDING/PREMISE

House Number: 15900 Street: Kruhm Rd
Town/City: Burtonsville Nearest Cross Street: Belle Cote Drive
Lot: N/A Block: _____ Subdivision: _____
Liber: 2042 Folio: 507 Parcel: P120



PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Garage
1B. Construction cost estimate: \$5,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height N/A feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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.

Kevin Foster (Agent for Kaz B) 9/18/07
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 10/25/07
Application/Permit No.: 460182 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Dovell-Krohn Farm, part of proposed Lot 16
Krohn Property Preliminary Plan 120060940
Contains existing farm house and outbuilding
bisected by Krohn Rd

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Remove existing 4-bay garage to facilitate
construction of new Krohn Rd.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

**PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.**

Krahn Road: designation

- Not noted in file
- Non-contributing resource
- Concrete building
Clare confirmed the building
is not significant.

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	15900 Kruhm Rd, Burtonsville	Meeting Date:	10/24/2007
Resource:	<i>Master Plan</i> Site #15/060 Duvall-Kruhm House	Report Date:	10/17/2007
Applicant:	Kaz Brothers Development (Craig Kazanjian, Agent)	Public Notice:	10/10/2007
Review:	HAWP	Tax Credit:	None
Case Number:	15/60-07A	Staff:	Joshua Silver
PROPOSAL:	Building demolition		

STAFF RECOMMENDATION:

Staff is recommending that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated *Master Plan* Site #15/060
STYLE: Vernacular
DATE: c1864

PROPOSAL:

The applicant is proposing to remove an existing (*non-contributing*) four-bay, corrugated metal and CMU garage, with corrugated metal roof from the property. The proposal is being requested to accommodate the future widening of Kruhm Road to support the approved Preliminary Plan subdivision of 16 lots on 82 acres.

On December 6, 2006 the HPC reviewed (**Preliminary Plan # 1-060940**) for the subdivision of 16 lots on 82 acres and voted in support of the proposed subdivision plan. The Commission forwarded a letter of support for the proposed subdivision plan to the Planning Board on February 2, 2006. (**See page 15**).

APPLICABLE GUIDELINES:

When reviewing alterations and new construction to *Master Plan* Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and

information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; or
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter; or

Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- #5 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) & (2);

and with the *Secretary of Interior Standards for Rehabilitation;*

and with the general condition that the applicant shall present the **3 permit sets of drawings** to the **Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

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Daytime Phone No.: 301-438-2211

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Address: 15400 Kruh Road Burtonsville 20810
Street Number City Street Zip Code

Contractor: Kaz Brothers Phone No.: 301-438-2211

Contractor Registration No.: _____

Agent for Owner: Kevin Foster, GLW Daytime Phone No.: 301-421-4024

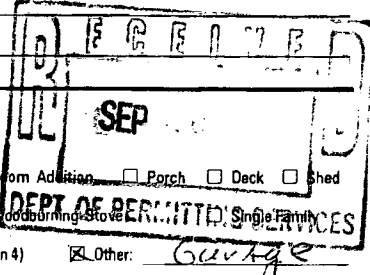
LOCATION OF BUILDING/PREMISE

House Number: 15400 Street: Kruh Rd

Town/City: Burtonsville Nearest Cross Street: Belle Cote Drive

Lot: M4 Block: _____ Subdivision: _____

Liber: 2042 Folio: 507 Parcel: P128



PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Fence/Wall (complete Section 4)
- Other: Garage

1B. Construction cost estimate: \$ 5,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

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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.

[Signature] (Agent for Kaz B) 9/18/07
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 464185 Date Filed: 9-20-07 Date Issued: _____

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W.S.S.C.
4017 Hamilton Street
Hyattsville, MD 20781

John M & S J Cumberland
15815 Kruhm Road
Burtonsville, MD 20866

Jenni L & T M Brown
15820 Kruhm Road
Burtonsville, MD 20866

Steven E & K R Shinholser
16010 Kruhm Road
Burtonsville, MD 20866

James W Noll et. al. tr.
3210 Belle Cote Drive
Burtonsville, MD 20866

Kenneth L Jr. & D H Poole
3300 Belle Cote Drive
Burtonsville, MD 20866

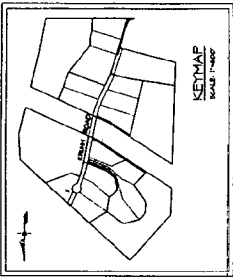
Donald S Waters Jr.
16023 Oursler Road
Burtonsville, MD 20866

Miguel & Gladys Idali Azucena
16017 Oursler Road
Burtonsville, MD 20866

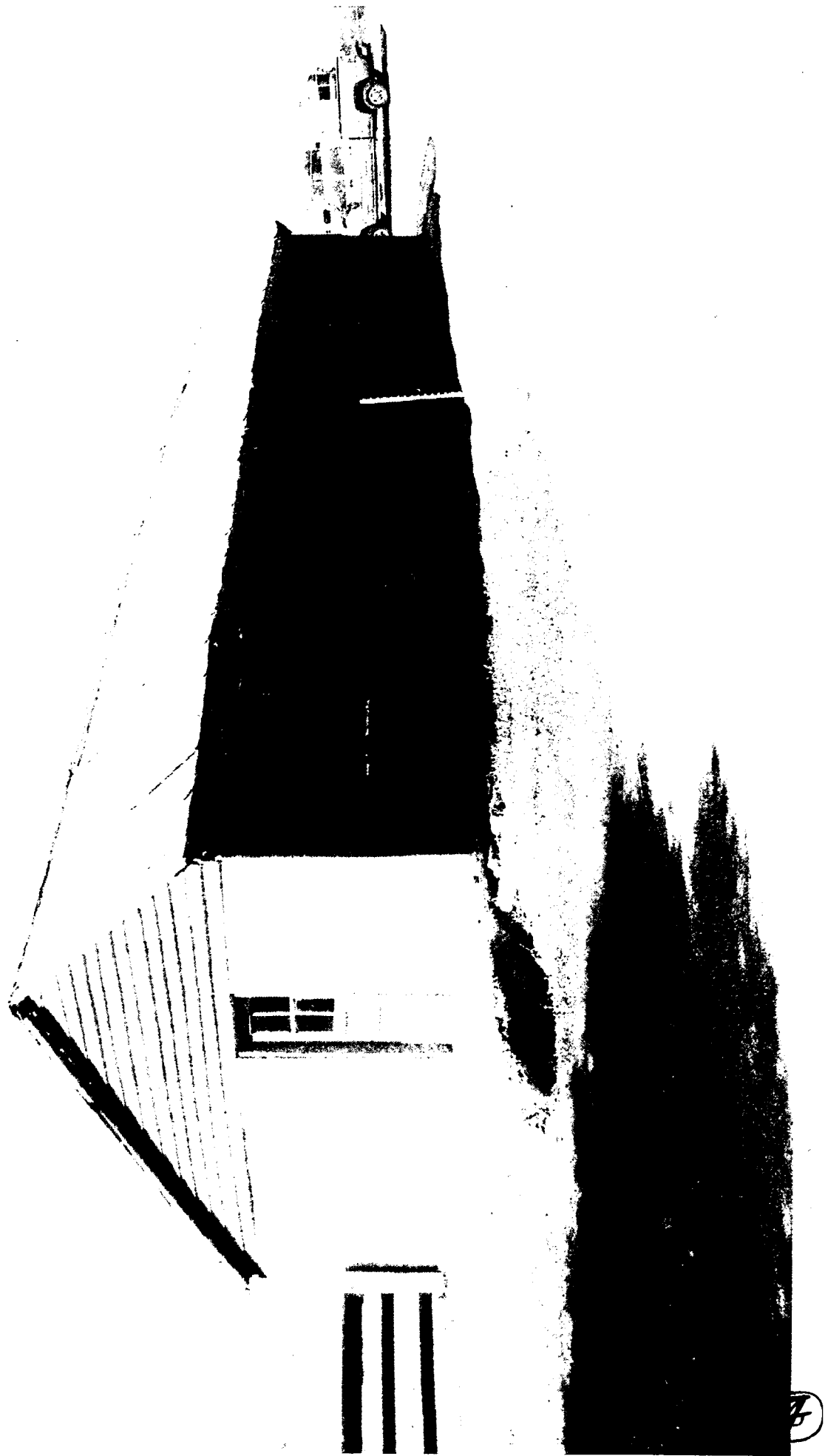
Herbert & M M Bricken
16041 Oursler Road
Burtonsville, MD 20866

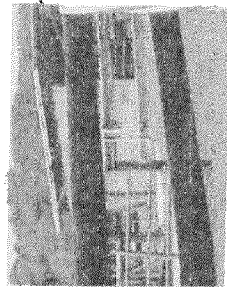
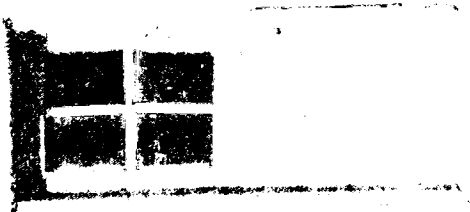
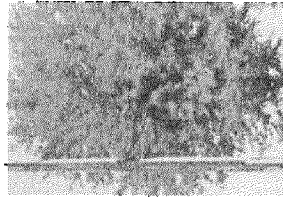
George H Grauel
2905 Spencerville Road
Burtonsville, MD 20866

Existing Garage to be Removed



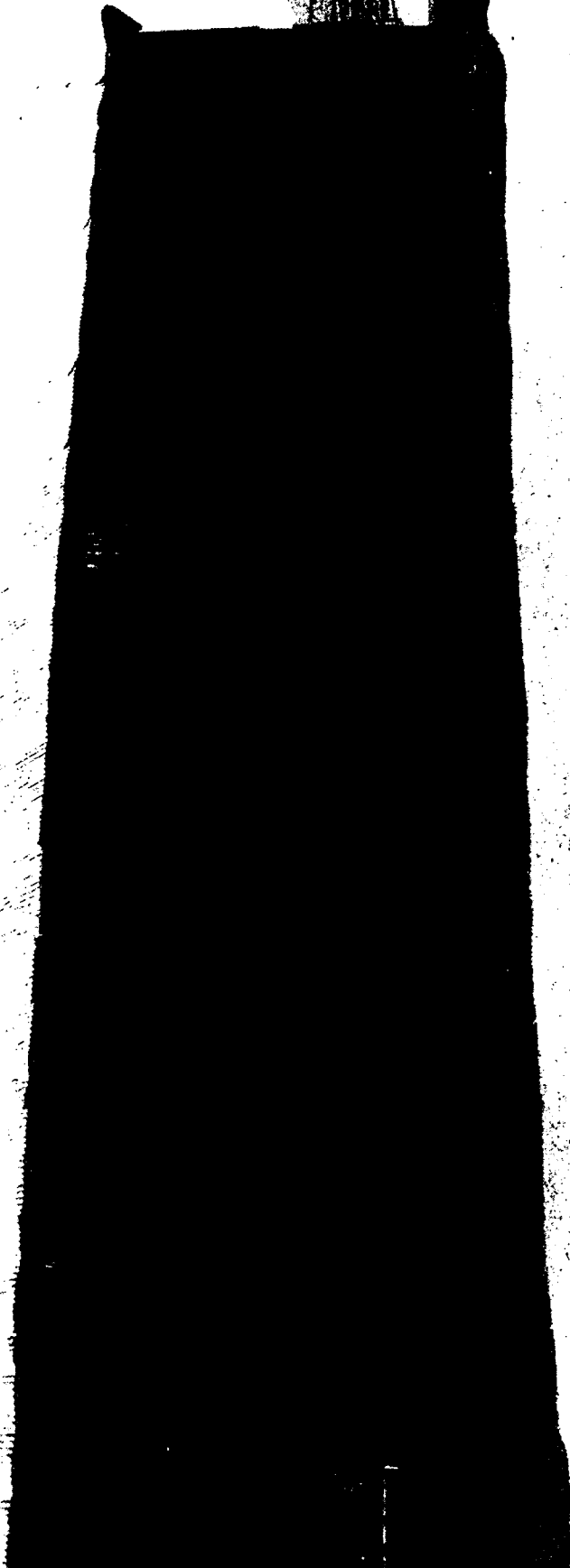
GLW QUINCEY LITTLE & WEBER, P.A. CIVIL ENGINEERS AND ARCHITECTS 1000 W. BROADWAY, SUITE 1000 BALTIMORE, MD 21201 TEL: 410-528-1100 FAX: 410-528-1101	MADE: 1" = 40' 	PREPARED FOR: THE BALTIMORE AIRPORT AUTHORITY 2300 BALTIMORE AIRPORT BALTIMORE, MD 21206 201-430-7211	SITE PLAN - HISTORIC AREA WORK PERMIT KRUMH PROPERTY LOTS 14 & PARCELS A, C, E, F, BLOCK A CENTRAL ELECTRIC DISTRICT NO. 3 MONTGOMERY COUNTY, MARYLAND	SCALE 1" = 40' DATE SEPT. 2007	SHEET NO. 07/023 OF 1 OF 1
				SHEET NO. 07/023 OF 1 OF 1	

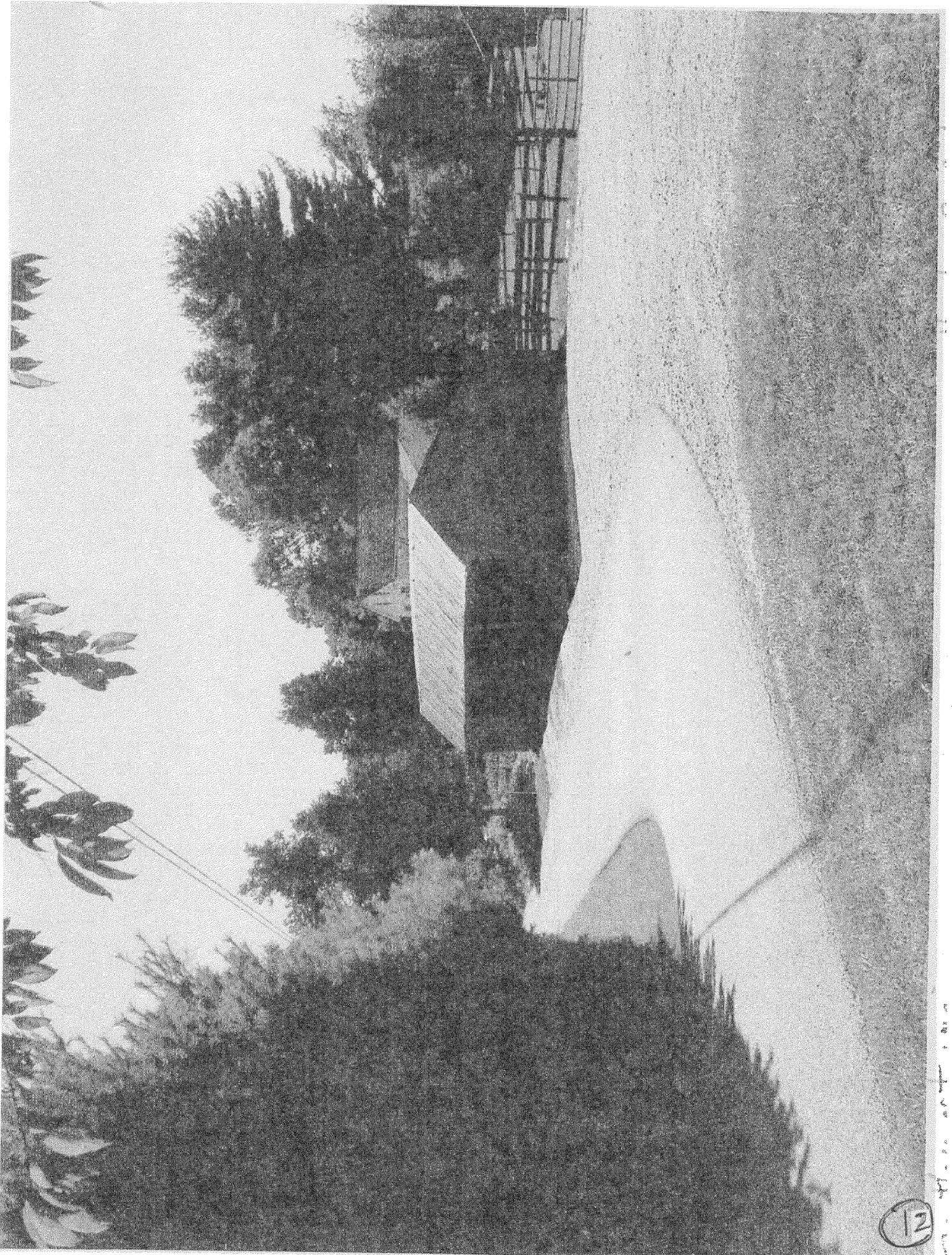


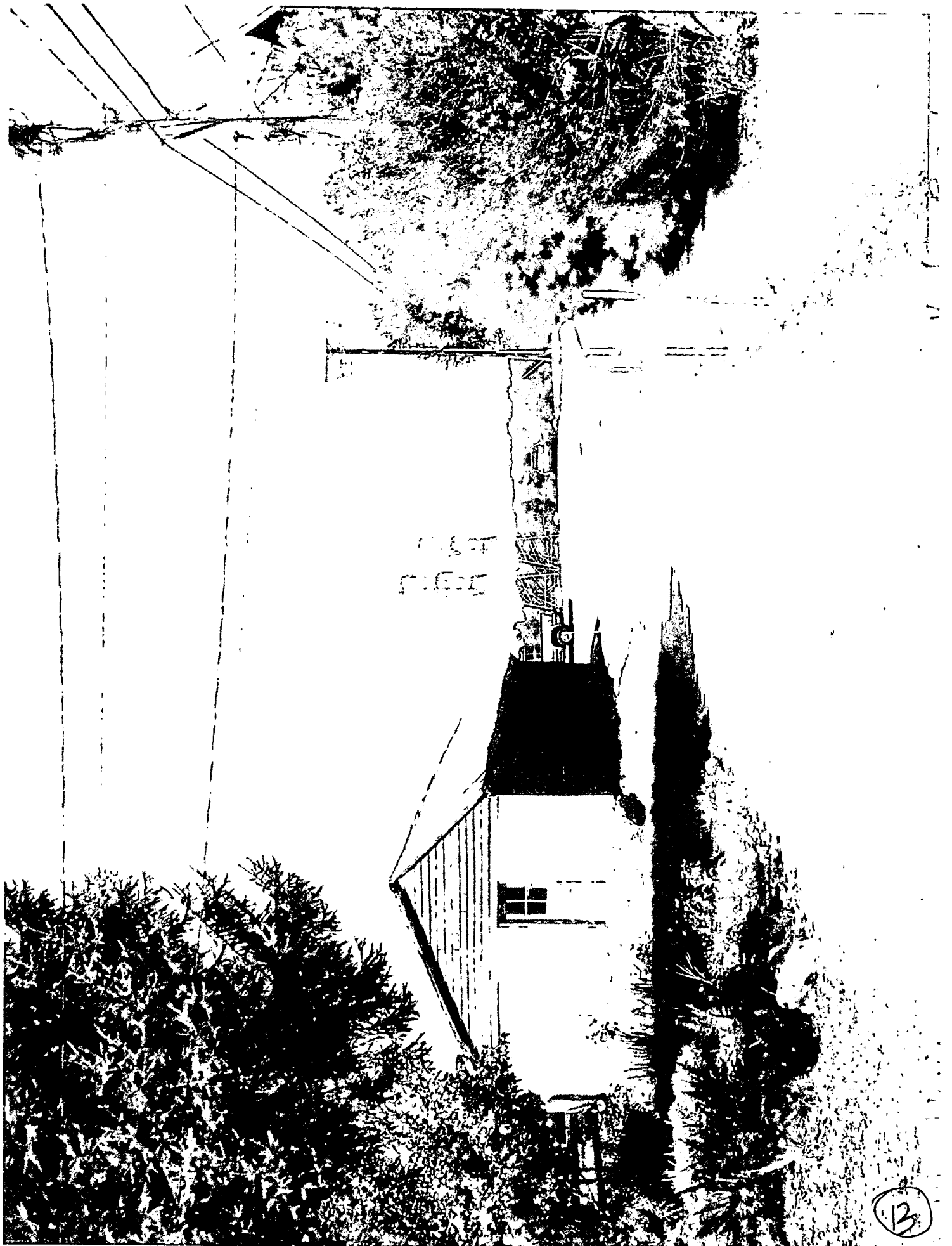












WEST
SIDE



(c) Copyright 2006, Pictometry International



HISTORIC PRESERVATION COMMISSION

Ike Leggett
County Executive

Julia O'Malley
Chairperson

February 2, 2007

Royce Hanson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hanson:

On Wednesday, December 6, 2006, the Montgomery County Historic Preservation Commission (HPC) reviewed a preliminary plan (#1-60940) for the subdivision of the 82 acres located at 15900 Kruhm Road, Burtonsville. The subject property contains the identified *Master Plan Site #15/60*, the **Duvall-Kruhm Farm**. The farmstead consists of a center hall I-house (c1864), outbuildings, which include a c1868 bank barn and smokehouse, and pastureland for the current horse stabling operation.

The subdivision proposes to create sixteen (16) lots and four (4) parcels. The historic farmstead will be divided onto two, separate pieces of land. The existing historic house will be located on a 5.12-acre lot (Lot 16) and an open space parcel (Parcel B) will contain the significant outbuildings and pastureland. The remaining acreage will be divided into lots and open space parcels. The proposal also includes a reduction of the existing historic environmental setting. The new environmental setting will only include Lot 16 and open space Parcel B.

The HPC is recommending that the Planning Board support this proposed subdivision with the following conditions:

1. The environmental setting of this historic resource shall be reduced to include only proposed Lot 16 and the open space parcel proposed as Parcel B, located directly across the street from proposed Lot 16. This new environmental setting will be clearly identified on the record plat.
2. Historic Preservation staff shall have the right to review the location of dwelling units on proposed Lot 1 and Lot 2. Staff may request changes to such locations to minimize any undesirable view profiles with proposed Parcel B.
3. Historic Preservation staff in conjunction with M-NCPPC shall have the right to review any improvements, permanent or otherwise, located between the right-of-way and the building restriction lines identified on the site plan for proposed Lot 1 and Lot 2. Staff may approve or reject such improvements based on their goal of maintaining the historic "viewshed" of Parcel B. This viewshed boundary will be delineated on the record plat.

If you have any questions, please feel free to contact Michele Oaks in the Historic Preservation Office.

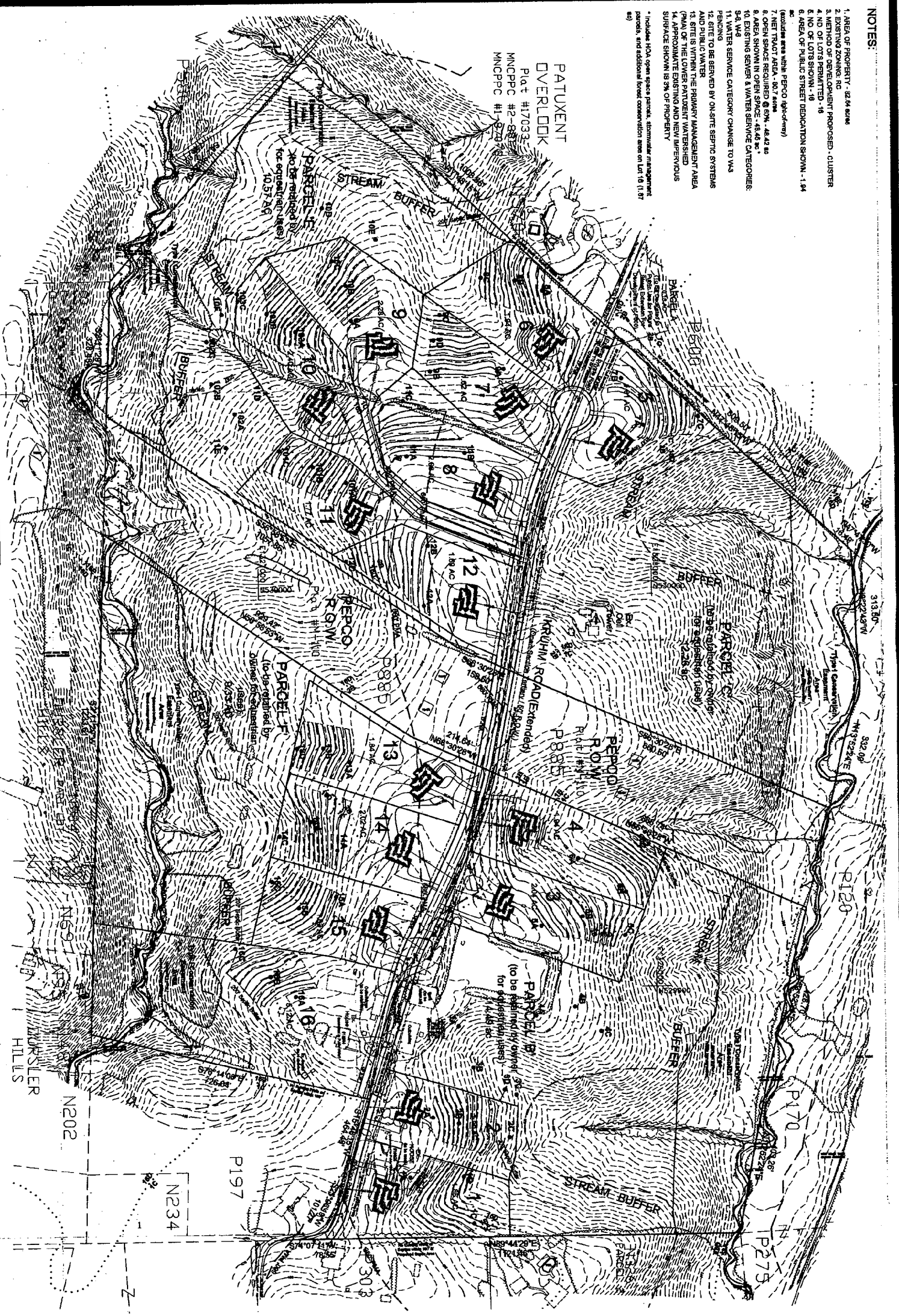
Sincerely,

Julia O'Malley

Julia O'Malley, Chairperson
Historic Preservation Commission



- ### NOTES:
- AREA OF PROPERTY - 32.64 acres
 - EXISTING ZONING TO REMAIN PROPOSED - CLUSTER
 - EXISTING LOTS PERMITTED - 16
 - NO. OF LOTS SHOWN - 16
 - AREA OF PUBLIC STREET DEMONSTRATION SHOWN - 1.94 ac.
 - (includes area with PERCO right-of-way)
 - NET TRACT AREA - 30.7 acres
 - OPEN SPACE REQUIRED @ 5% - 1.535 acres
 - AREA SHOWN IN OPEN SPACE - 48.48 ac.
 - EXISTING SERVICE & WATER SERVICE CATEGORIES:
 - WATER SERVICE CATEGORY CHANGE TO WAS
 - SEWER SERVICE CATEGORY CHANGE TO WAS
 - PENDING
 - SITE TO BE SERVED BY ON-SITE SEPTIC SYSTEMS AND PUBLIC WATER
 - AREA WITHIN THE PRIMARY MANAGEMENT AREA (PMA) OF THE LOWER PATUXENT WATERSHED
 - APPROXIMATE EXISTING AND NEW IMPROVED SURFACE SHOWN IS 5% OF PROPERTY



SEWAGE DISPOSAL SYSTEM DESIGN DATA:

LOT	Area	Depth	Dist. to Stream	Dist. to Buffer	Dist. to PMA	Dist. to PMA	Dist. to PMA	Dist. to PMA	Dist. to PMA	Dist. to PMA	Dist. to PMA	Dist. to PMA	Dist. to PMA	Dist. to PMA	Dist. to PMA	Dist. to PMA	Dist. to PMA	Dist. to PMA	Dist. to PMA	Dist. to PMA
1	2.1	12.0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
2	2.2	12.0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
3	2.3	12.0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
4	2.4	12.0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
5	2.5	12.0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
6	2.6	12.0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
7	2.7	12.0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
8	2.8	12.0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
9	2.9	12.0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
10	3.0	12.0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
11	3.1	12.0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
12	3.2	12.0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
13	3.3	12.0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
14	3.4	12.0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
15	3.5	12.0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
16	3.6	12.0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15

Topographic Contours: 1" = 50' Contour Interval
 Contour data obtained from Montgomery County Department of Planning and Zoning, based on a survey conducted by the Montgomery County Department of Planning and Zoning, dated 10/20/04.
 The contours shown on this plan are based on the above-mentioned survey data.

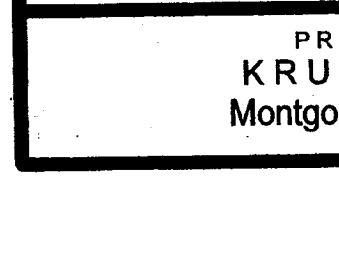
NOTE:
 THIS DESIGN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING.
 ANY CHANGES TO THIS DESIGN WILL BE AT THE CLIENT'S RISK.

DATE: 4-24-06
 DATE: 5-3-07
 1-2006 0100
 221 NE 3

KAZ DEVELOPMENT, LLC
 2108 BLUE RIDGE TERPICO
 SILVER SPRING, MD 20908
 (301) 498-2711

Prepared for:
KAZ DEVELOPMENT, LLC
 2108 BLUE RIDGE TERPICO
 SILVER SPRING, MD 20908
 (301) 498-2711

RECORD
 OF H&D
 SUBMITTAL



ZONING STANDARDS:

ZONE	Req.	Prov.
Lot Size	5,000 sq. ft.	5,000 sq. ft.
Front Setback	30' min.	30' or greater
Sidewalk	17' min.	17' or greater
Rearyard	30' min.	30' or greater
Building Height	30' max.	30' or less
Coverage	30% max.	10% or less
Lot width @ Building Line	100' min.	100' or greater
Street Frontage	30' min.	30' or greater
Density	1.0/1.5 ac.	1.5/3.0 ac.

PRELIMINARY PLAN KRUHM PROPERTY Montgomery County, Maryland

B&A Berning & Associates, Inc.
 Land Planning Consultants
 3933 Shady Grove Court
 Gaithersburg, MD 20877
 (301) 968-0240

date: 03/20/06
 scale: 1" = 100'

Sheets
 1 of 1
 11/2006

IMPERVIOUS AREA CALCULATIONS:

AREA OF PROPERTY: 82,64 AC OR 3,981,784.4 SF
 AREA OF PROPERTY IN PRIMARY MANAGEMENT AREA: 3,483,832 SF
 AREA OF PROPERTY IN PRIMARY MANAGEMENT AREA OUTSIDE OF STREAM BUFFER: 2,980,892.2 SF
 IMPERVIOUS SURFACE PERMITTED @ 10% = 298,089.22 SF

- LOT 1 - HOUSE - 1,892.2 SF DRIVEWAY - 1,444.7 SF
- LOT 2 - HOUSE - 3,802.2 SF DRIVEWAY - 1,578.8 SF
- LOT 3 - HOUSE - 3,802.2 SF DRIVEWAY - 1,847.1 SF
- LOT 4 - HOUSE - 3,802.2 SF DRIVEWAY - 1,578.8 SF
- LOT 5 - HOUSE - 3,802.2 SF DRIVEWAY - 2,230.7 SF
- LOT 6 - HOUSE - 3,802.2 SF DRIVEWAY - 3,883.8 SF
- LOT 7 - HOUSE - 3,802.2 SF DRIVEWAY - 2,204.4 SF
- LOT 8 - HOUSE - 3,802.2 SF DRIVEWAY - 1,888.3 SF
- LOT 9 - HOUSE - 3,802.2 SF DRIVEWAY - 6,084.9 SF
- LOT 10 - HOUSE - 3,802.2 SF DRIVEWAY - 9,982.4 SF
- LOT 11 - HOUSE - 3,802.2 SF DRIVEWAY - 1,354.4 SF
- LOT 12 - HOUSE - 3,802.2 SF DRIVEWAY - 1,588.3 SF
- LOT 13 - HOUSE - 3,802.2 SF DRIVEWAY - 1,639.3 SF
- LOT 14 - HOUSE - 3,802.2 SF DRIVEWAY - 1,714.4 SF
- LOT 15 - HOUSE - 1,537.6 SF EX DRIVEWAY - 1,710.1 SF EX SHED - 104.0 SF EX BARN - 1,286.8 SF EX BARN - 2,408.5 SF EX SHED - 67.8 SF EX SHED - 216.1 SF
- PARCEL B - EX BARN - 3,944.7 SF EX OUTBUILDING - 2,982.7 SF
- PARCEL C - EX DRIVEWAY - 3,241.1 SF EX BUILDING - 679.6 SF EX ANTENNA - 214.8 SF EX BUILDING - 372.9 SF
- PARCEL E - NO IMPERVIOUS AREA
- PARCEL F - NO IMPERVIOUS AREA
- TOTAL NEW ROAD - 32,892.3 SF
- IMPERVIOUS AREA PROPOSED - 427,827.2 SF (4.3%)

SOILS CHART

SYMBOL	NAME	PERCENT SAND	PERCENT SILT	PERCENT CLAY	TEXTURE	PERCENT ORGANIC MATTER	DRY MOISTURE	PLASTICITY INDEX	SOIL TYPE
1B	Glenn silt loam	0.3	3.6	96.1	Clay	0.0	15.2	1.0	USDA - Ultisol
2B	Glenn silt loam	0.3	3.6	96.1	Clay	0.0	15.2	1.0	USDA - Ultisol
1C	Glenn silt loam	0.3	3.6	96.1	Clay	0.0	15.2	1.0	USDA - Ultisol
1D	Brinford silt loam	0.28	3.0	96.7	Clay	0.0	15.2	1.0	USDA - Ultisol
33A	Charmery silt loam	0.18	0.38	99.4	Clay	0.0	15.2	1.0	USDA - Ultisol
11E	Booktown-Charmery silt loam	0.28	3.0	96.7	Clay	0.0	15.2	1.0	USDA - Ultisol

SIGNIFICANT TREE CHART

TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (DBH x H)	TREE CONDITION	COMMENTS	SPECIES
ST-1	Quercus alba	White Oak	34"	Good	Not impacted by Development (Retained)	Y4
ST-2	Liriodendron tulipifera	Tulip Tree	34"	Good	Not impacted by Development (Retained)	Y4
ST-3	Liriodendron tulipifera	Tulip Tree	30"	Good	Not impacted by Development (Retained)	Y4
ST-4	Liriodendron tulipifera	Tulip Tree	44"	Good	Not impacted by Development (Retained)	Y4
ST-5	Liriodendron tulipifera	Tulip Tree	32"	Good	Not impacted by Development (Retained)	Y4
ST-6	Liriodendron tulipifera	Tulip Tree	32"	Good	Not impacted by Development (Retained)	Y4
ST-7	Liriodendron tulipifera	Tulip Tree	34"	Good	Not impacted by Development (Retained)	Y4
ST-8	Liriodendron tulipifera	Tulip Tree	34"	Good	Not impacted by Development (Retained)	Y4
ST-9	Liriodendron tulipifera	Tulip Tree	34"	Good	Not impacted by Development (Retained)	Y4
ST-10	Liriodendron tulipifera	Tulip Tree	34"	Good	Not impacted by Development (Retained)	Y4
ST-11	Liriodendron tulipifera	Tulip Tree	34"	Good	Not impacted by Development (Retained)	Y4
ST-12	Quercus alba	White Oak	41"	Good	Not impacted by Development (Retained)	Y4
ST-13	Liriodendron tulipifera	Tulip Tree	41"	Good	Not impacted by Development (Retained)	Y4
ST-14	Liriodendron tulipifera	Tulip Tree	47"	Good	Not impacted by Development (Retained)	Y4
ST-15	Quercus alba	White Oak	47"	Good	Not impacted by Development (Retained)	Y4
ST-16	Liriodendron tulipifera	Tulip Tree	47"	Good	Not impacted by Development (Retained)	Y4
ST-17	Quercus alba	White Oak	47"	Good	Not impacted by Development (Retained)	Y4
ST-18	Acacia salicifolia	Black Locust	27"	Good	Not impacted by Development (Retained)	Y4
ST-19	Liriodendron tulipifera	Tulip Tree	34"	Good	Not impacted by Development (Retained)	Y4
ST-20	Liriodendron tulipifera	Tulip Tree	34"	Good	Not impacted by Development (Retained)	Y4
ST-21	Liriodendron tulipifera	Tulip Tree	27"	Good	Not impacted by Development (Retained)	Y4
ST-22	Liriodendron tulipifera	Tulip Tree	34"	Good	Not impacted by Development (Retained)	Y4
ST-23	Liriodendron tulipifera	Tulip Tree	42"	Good	Not impacted by Development (Retained)	Y4
ST-24	Liriodendron tulipifera	Tulip Tree	42"	Good	Not impacted by Development (Retained)	Y4
ST-25	Robinia pseudoacacia	Black Locust	34"	Good	Not impacted by Development (Retained)	Y4
ST-26	Liriodendron tulipifera	Tulip Tree	34"	Good	Not impacted by Development (Retained)	Y4
ST-27	Liriodendron tulipifera	Tulip Tree	37"	Good	Not impacted by Development (Retained)	Y4
ST-28	Liriodendron tulipifera	Tulip Tree	37"	Good	Not impacted by Development (Retained)	Y4
ST-29	Liriodendron tulipifera	Tulip Tree	38"	Good	Not impacted by Development (Retained)	Y4
ST-30	Liriodendron tulipifera	Tulip Tree	41"	Good	Not impacted by Development (Retained)	Y4
ST-31	Liriodendron tulipifera	Tulip Tree	37"	Good	Not impacted by Development (Retained)	Y4
ST-32	Liriodendron tulipifera	Tulip Tree	37"	Good	Not impacted by Development (Retained)	Y4
ST-33	Liriodendron tulipifera	Tulip Tree	37"	Good	Not impacted by Development (Retained)	Y4
ST-34	Liriodendron tulipifera	Tulip Tree	37"	Good	Not impacted by Development (Retained)	Y4
ST-35	Liriodendron tulipifera	Tulip Tree	37"	Good	Not impacted by Development (Retained)	Y4

FOREST CONSERVATION WORKSHEET

NETTRACT AREA:

ARA	MDR	IDA	HDR	MPD	CA
1.00	0.00	0.00	0.00	0.00	0.00

CONSERVATION THRESHOLD: 0.20 x F = 16.53

RESTORATION THRESHOLD: 0.50 x F = 41.32

EXISTING FOREST COVER:

1. Existing forest cover above restoration threshold	10.32
2. Area of forest above restoration threshold	0.00
3. Area of forest above conservation threshold	0.00

BREAK EVEN POINT: 0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be retained	0.00
O. Total area of forest to be cleared	10.32

PLANTING REQUIREMENTS:

P. Replantation for clearing above conservation threshold	0.00
Q. Replantation for clearing above restoration threshold	0.00
R. Total replantation required	0.00
S. Total replantation required (net)	0.00
T. Total replantation required (net not exceed 20% of 'S')	0.00
U. Credit for understory (may not exceed 20% of 'S')	0.00
V. Total replantation and abatement required	6.21

FOREST CONSERVATION PLAN

ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	ACREAGE OF ROAD AND UTILITY ROWS NOT TO BE IMPROVED	ACREAGE OF EXISTING FOREST	ACREAGE OF TOTAL FOREST RETENTION	LAND USE CATEGORY	CONSERVATION THRESHOLD	AFTER ACTION THRESHOLD	FOREST WITHIN WETLANDS			FOREST WITHIN 100-YEAR FLOODPLAIN			FOREST WITHIN STREAM BUFFER			FOREST WITHIN PRIORITY AREAS			STREAM BUFFER	AVERAGE WIDTH	
							TO BE RETAINED	TO BE CLEARED	TO BE PLANTED	TO BE RETAINED	TO BE CLEARED	TO BE PLANTED	TO BE RETAINED	TO BE CLEARED	TO BE PLANTED	TO BE RETAINED	TO BE CLEARED	TO BE PLANTED			
82.84 AC	0.00 AC	0.00 AC	10.32 AC	AGRICULTURAL AND RESOURCE AREA	50% = 41.32 AC	20% = 16.53 AC	N/A	0.00 AC	0.00 AC	N/A	0.00 AC	0.00 AC	0.00 AC	10.03 AC	0.00 AC	8.21 AC	10.03 ac	0.00 AC	8.21 AC	5,300'-0"	150'

THE MONTGOMERY COUNTY
 PUBLIC LANDS AND FOREST CONSERVATION
 DEPARTMENT
 APPROVAL

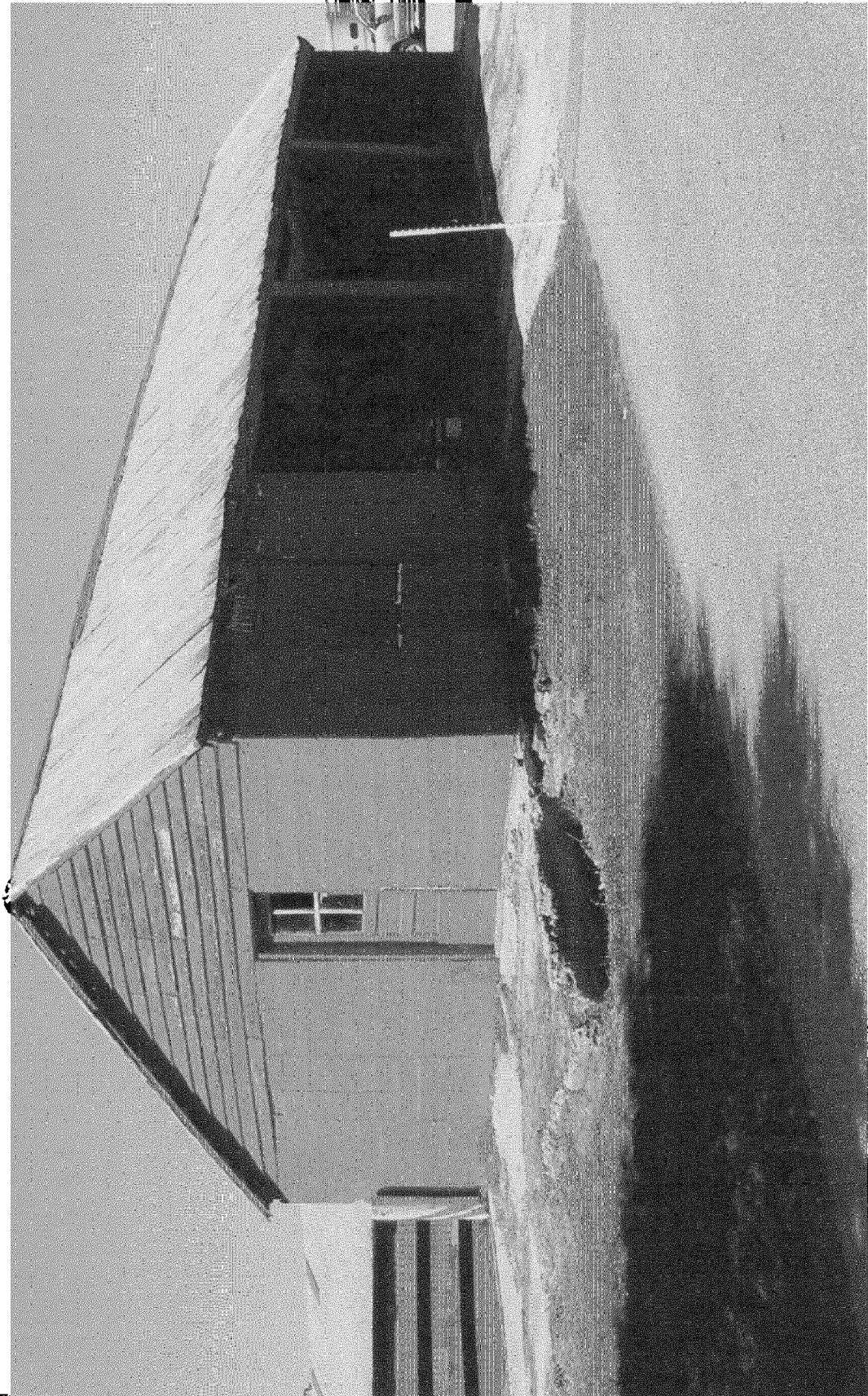
12/20/06



PRELIMINARY FOREST CONSERVATION PLAN
KRUHM PROPERTY
 Montgomery County, Maryland

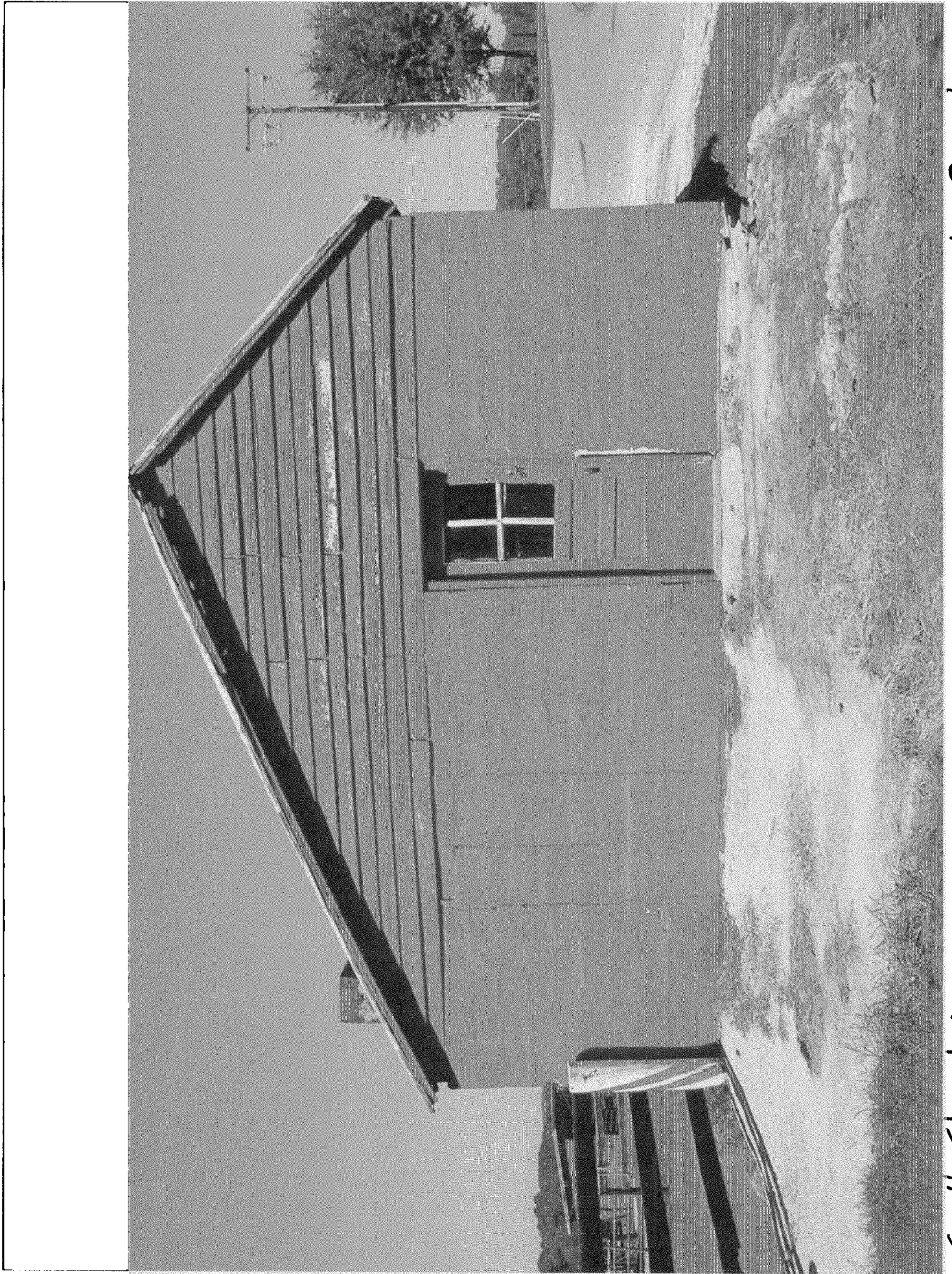
B&A
 Berning & Associates, Inc.
 Land Planning Consultants
 8933 Study Cove Court
 Odenton, MD 21113
 (410) 544-0200

date: 03/20/06
 scale:



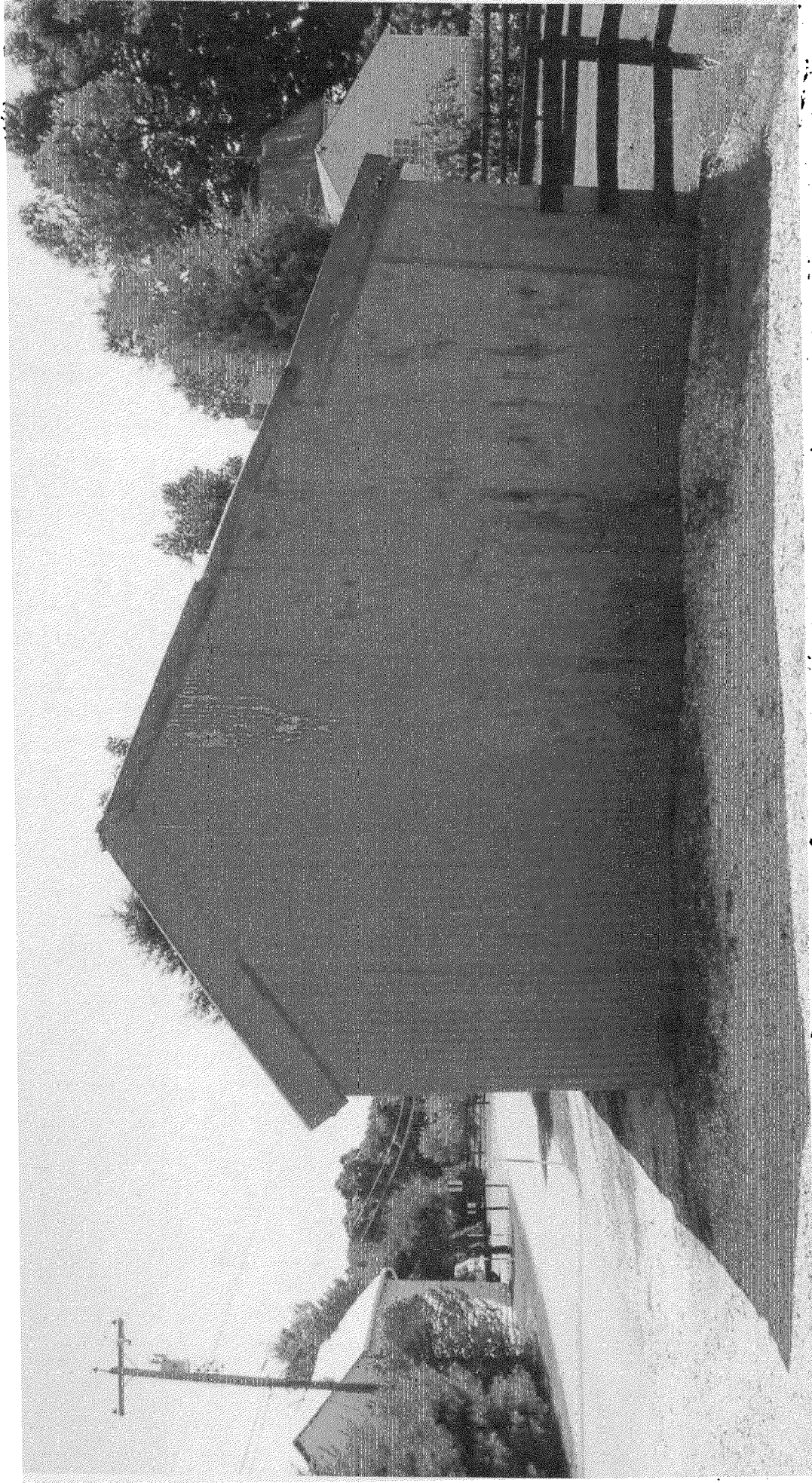
Krush Property

South/East View



South Elevation

Krush Property

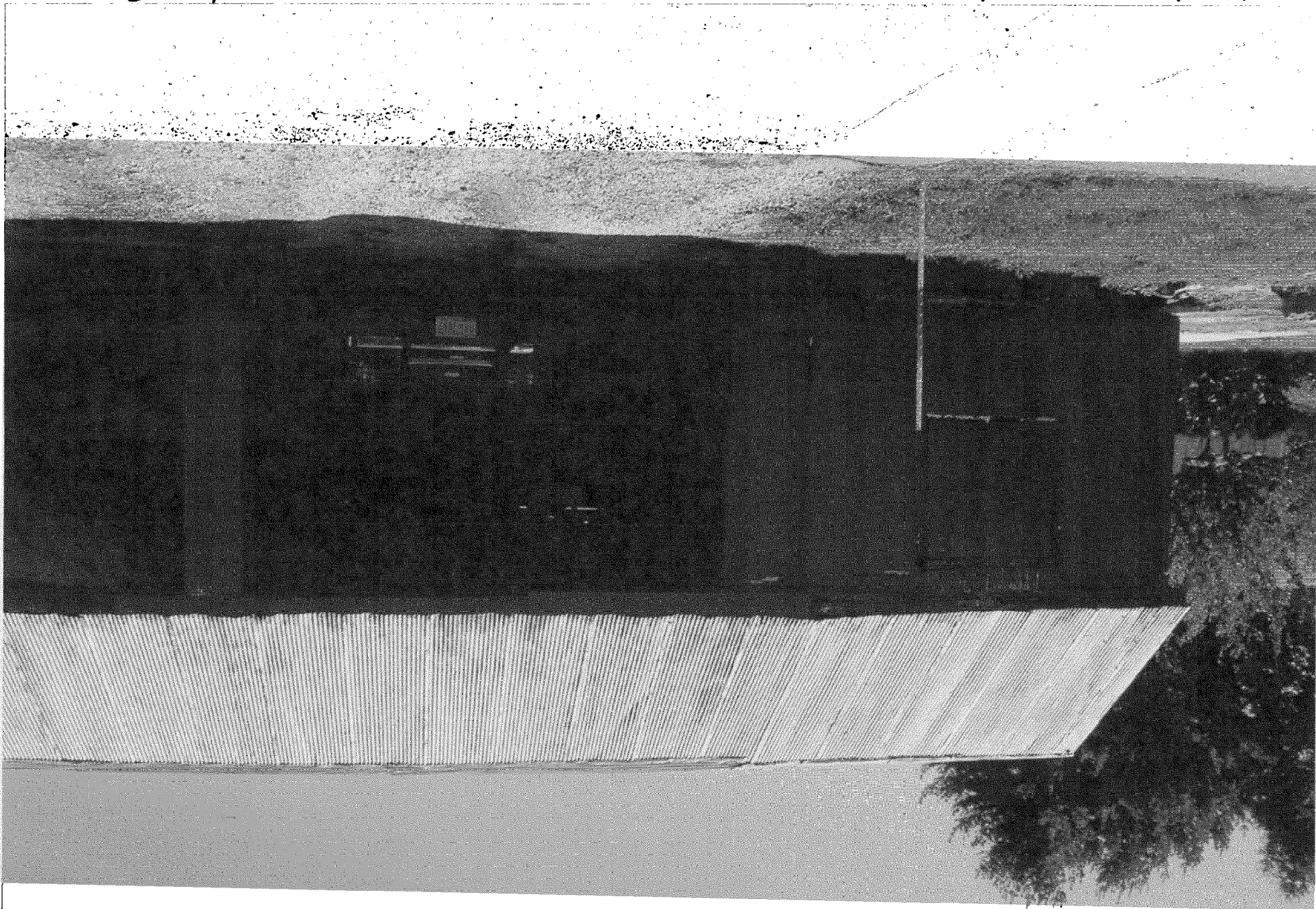


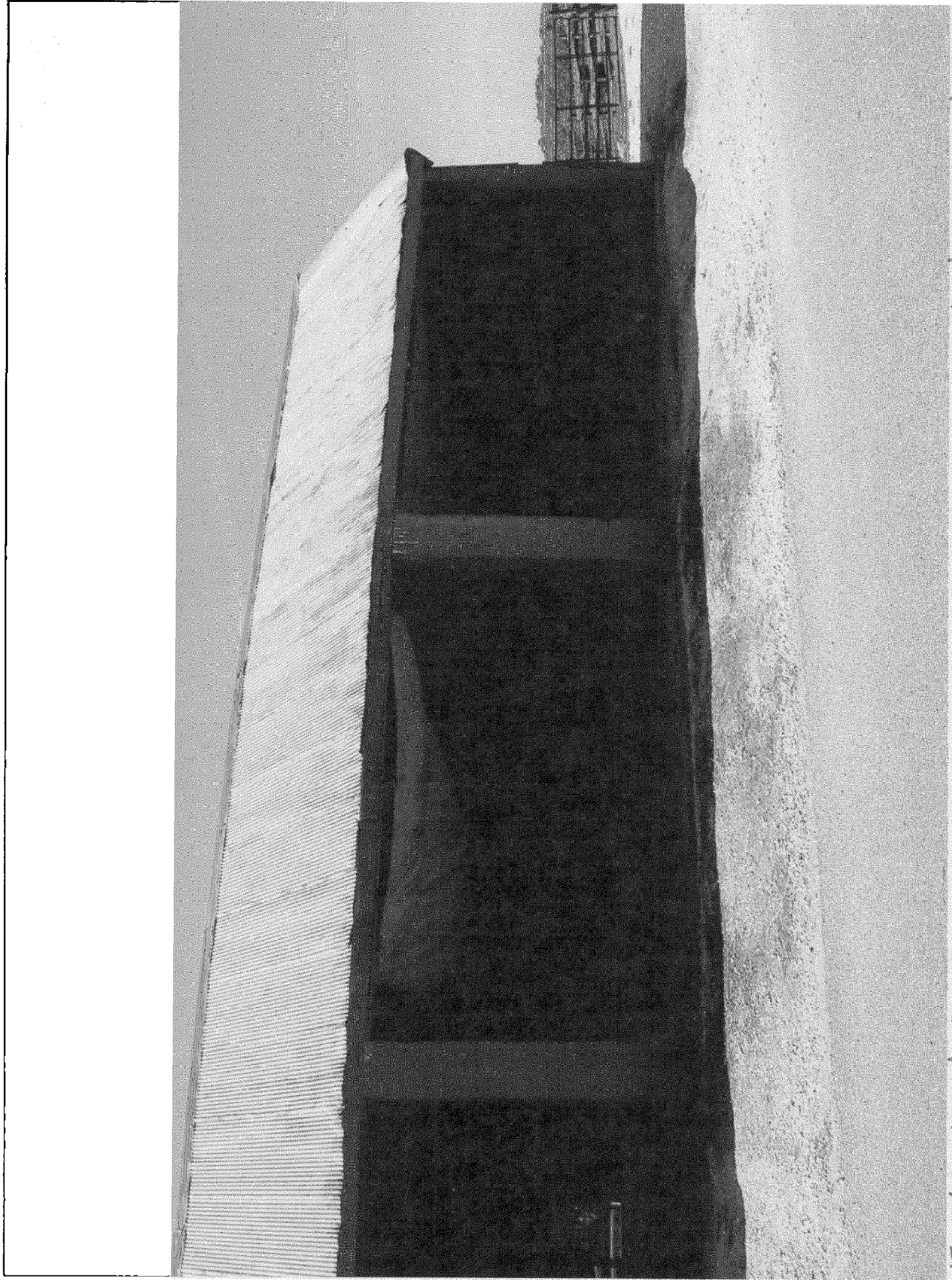
North Elevation

Owner Property

Yochan Property

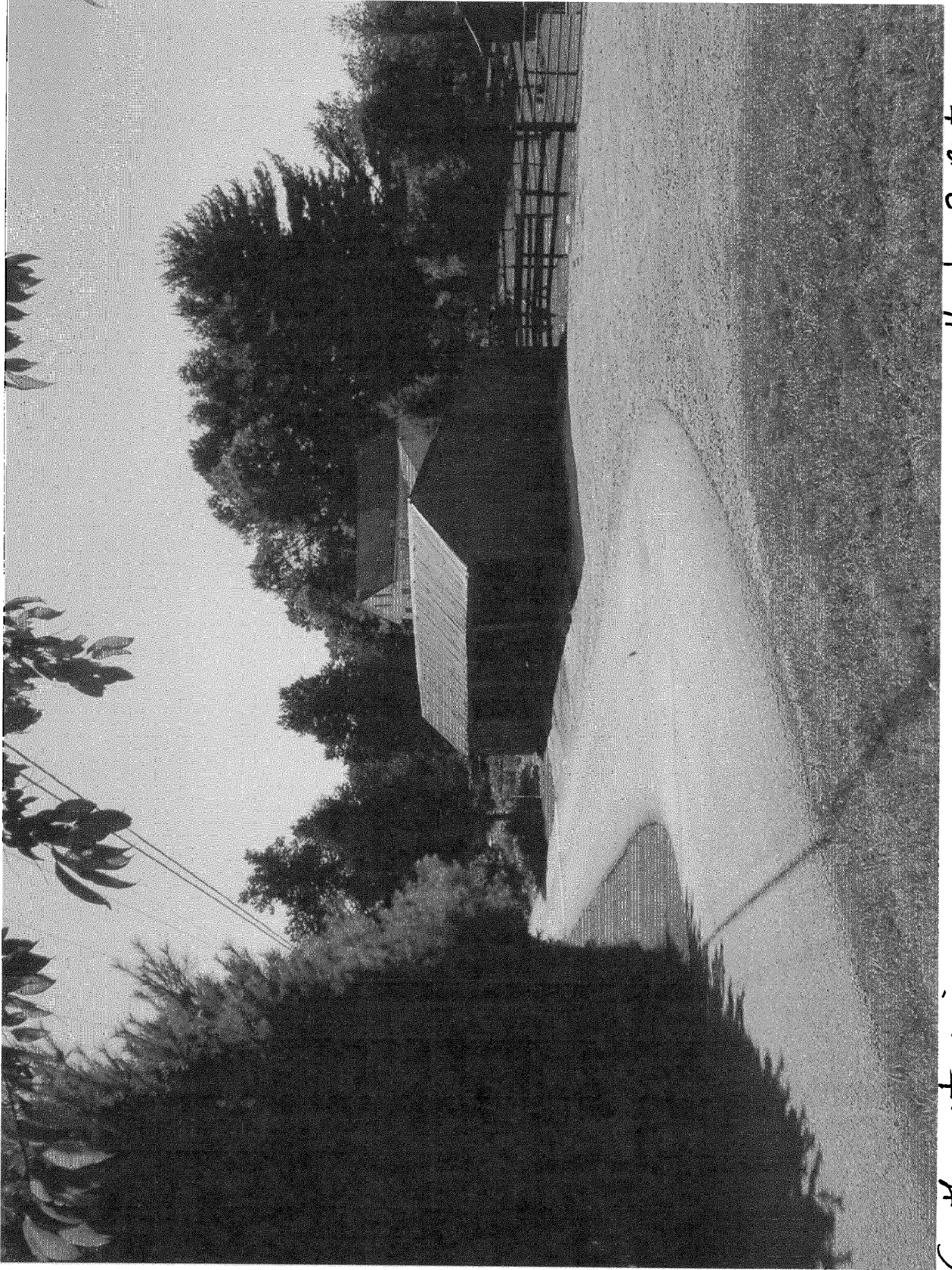
East Elevation - A





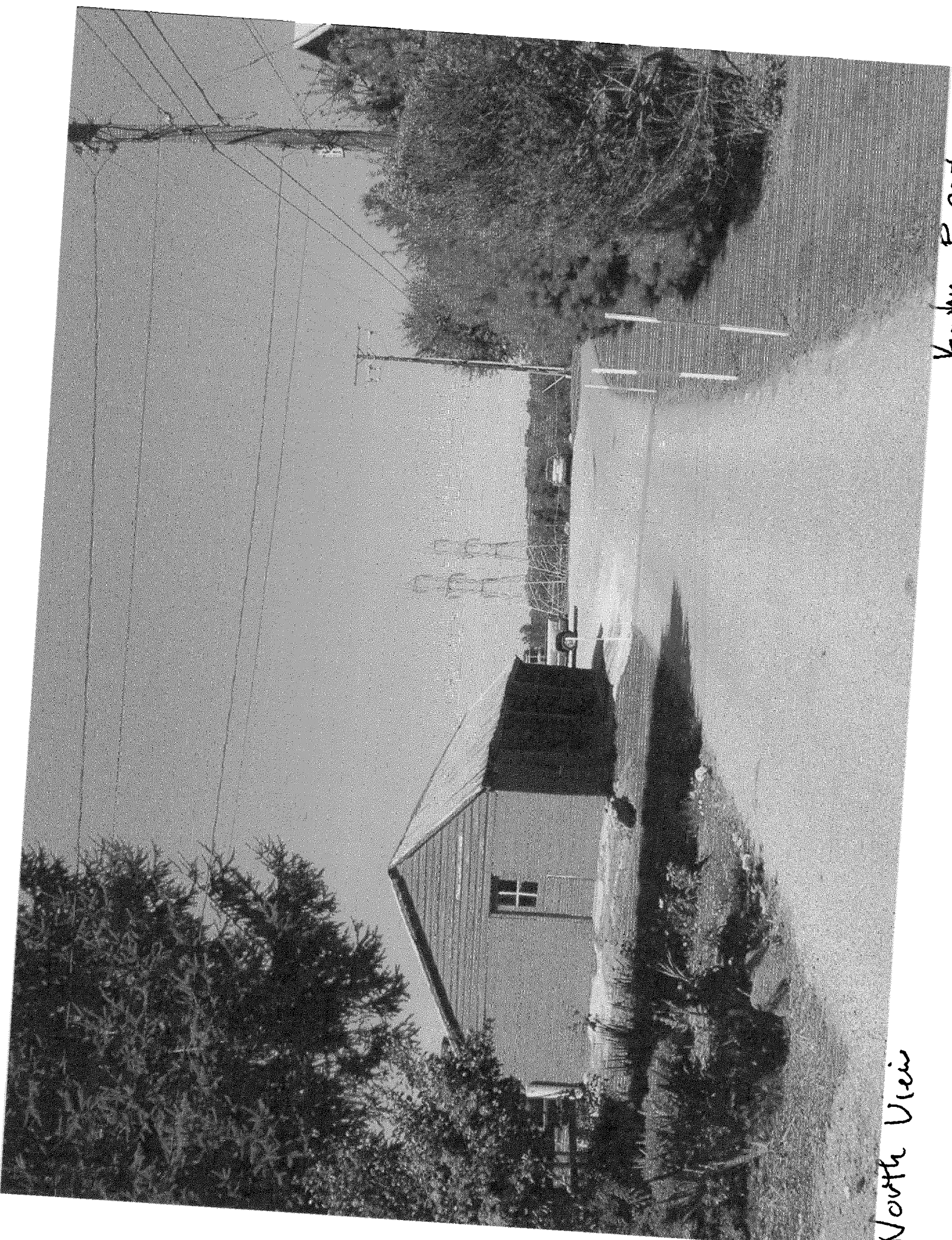
East elevation - B

Kwaku Property



Kvuku Property

Southwest View



North View

Kuhm Property



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MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

JUL -2 2007

MCPB No. 07-75
Preliminary Plan No. 120060940
Kruhm Property
Date of Hearing: April 5, 2007

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION¹

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on March 21, 2006, Mr. Craig C. Kazanjian, KAZ Development ("Applicant"), filed an application for approval of a preliminary plan of subdivision of property that would create 16 lots on 82.64 acres of land located on both sides of Kruhm Road, 500 feet north of Belle Cote Drive ("Property" or "Subject Property"), in the Fairland Master Plan area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120060940, Kruhm Property ("Preliminary Plan" or "Application"); and

WHEREAS, Staff issued a memorandum to the Planning Board, dated March 26, 2007, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on April 5, 2007, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

¹ This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

Approved as to
Legal Sufficiency:


M-NCPPC Legal Department

WHEREAS, on April 5, 2007, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Bryant; seconded by Commissioner Perdue; with a vote of 3-1, Commissioners Bryant, Hanson, and Perdue voting in favor; Commissioner Wellington voting against; and Commissioner Robinson absent.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120060940 to create 16 lots on 82.64 acres of land located on both sides of Kruhm Road, 500 feet north of Belle Cote Drive ("Property" or "Subject Property"), in the Fairland Master Plan area ("Master Plan"), subject to the following conditions:

- 1) Approval under this plan is limited to sixteen lots for sixteen one-family detached dwelling units.
- 2) The Applicant must place a Category I conservation easement over all environmental buffers, forest retention areas, and forest planting areas. Conservation easements must be shown on the record plat.
- 3) The Applicant must comply with the conditions of approval of the preliminary forest conservation plan. Conditions include, but are not limited to:
 - a. Final forest conservation plan must include the following items:
 - i. Boundaries of environmental buffers and forest conservation areas must have permanent markers, such as permanent signs and/or fences. For those parts of the environmental buffers that are currently not forested, fences and signs are required.
 - ii. Measures to remove trash and debris in the environmental buffer area in the northeastern portion of the property.
 - iii. Details for removal and control of ailanthus (tree of heaven).
 - b. Prior to issuance of any building permit on proposed Lot 16, which contains the historic resource, a tree save plan must be submitted to, and approved by M-NCPPC staff.
- 4) The Applicant must dedicate a 50-foot wide right-of-way for a tertiary, open-section, public street for Kruhm Road, as shown on the approved preliminary plan.
- 5) The Applicant must construct all road improvements within the rights-of-way shown on the preliminary plan to the full width mandated by the Master Plan and to the design standards imposed by MCDPWT as part of their final review.
- 6) The Applicant must comply with the conditions of the MCDPWT letter dated June 7, 2006, unless otherwise amended.
- 7) The Applicant must dedicate a 25-foot wide easement for a public equestrian and hiking trail along the east side of Kruhm Road, as shown on the approved preliminary plan.

- 8) The Applicant must comply with the conditions of the MCDPS stormwater management approval dated November 27, 2006.
- 9) The Applicant must comply with the conditions of the MCDPS (Health Dept.) septic approval dated December 7, 2006.
- 10) The record plat must have the following note: "The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed."
- 11) The record plat must reflect all areas under Homeowners Association ownership and specifically identify stormwater management parcels.
- 12) The record plat must reflect common ingress/egress and utility easements over all shared driveways.
- 13) The record plat must show that at least 60 percent of the subdivision is reserved for open space or agricultural uses.
- 14) The record plat shall identify the historic setting for the Duvall-Kruhm Farm and the "viewshed" located on proposed Parcel "B" as identified by the Historic Preservation Commission.
- 15) The HPC must approve the location of any temporary or permanent structures on Parcel "B" and Lots 1, 2 and 16, prior to issuance of the building permit(s). Record plat to contain the following note: "The Historic Preservation Commission maintains the right to approve building permits for any structures located on Parcel B, Lot 1, lot 2 and lot 16 as shown hereon."
- 16) The record plat must show other necessary easements.
- 17) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the master plan.*

The Fairland Master Plan identifies the property as part of Area 26, a developable area in the northern portion of the Master Plan area. The Master Plan recommends the following for parcels located in Area 26:

- Retain the Rural Cluster (RC) zoning.
- Locate stormwater facilities outside of regulatory stream buffers.
- Do not allow uses that result in more than ten percent imperviousness.
- Do not extend sewer service to RC zoned properties; water service may be extended on a case-by-case basis.

The proposed subdivision complies with the recommendations adopted in the Master Plan in that it preserves open space for equestrian use consistent with the recommended Rural Cluster zone, while creating low-density residential development. No stormwater facilities are proposed within regulatory stream buffers, the subdivision results in less than ten percent imperviousness (4.11 percent), and sewer service is not proposed to be extended to the property.

- 2. Public facilities will be adequate to support and service the area of the proposed subdivision.*

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. The application, therefore, is not subject to Local Area Transportation Review. The Planning Board finds that proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements.

- 3. The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. The lots were reviewed for compliance with the dimensional requirements for the Rural Cluster (RC) zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. The Planning Board finds that the proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The application is also consistent with intent of the Rural Cluster (RC) zone, because more than 60 percent of the property is being retained for open space and equestrian uses.

- 4. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

The Planning Board finds that the preliminary forest conservation plan, as modified by the conditions of approval, meets the requirements of the County Forest Conservation Law. Individual specimen trees are to be protected as part of the construction of the subdivision. The preliminary forest conservation plan proposes to preserve all of the existing forest (10.32 acres) and to plant 6.21 acres of forest. The afforestation area is proposed to be located within that part of the environmental buffer that is currently not forested.

Section 22A-12(f)(2)(A) of the County Forest Conservation Law states that "in an agricultural and resource area, on-site forest retention must equal 25% of the net tract area." However, if existing forest on a site has less than the minimum required forest retention, then Section 22A-12(f)(2)(C) applies, which requires that all existing forest on site be retained, and on-site afforestation must be provided to bring the total up to the minimum standard.

The Subject Property, which is zoned Rural Cluster (RC), is in an agricultural and resource area. The existing forest covers 10.32 acres, which is less than the required forest retention amount of 20.66 acres. Therefore, the minimum onsite forest requirement is the afforestation threshold, which is 16.53 acres. The preliminary forest conservation plan meets this on-site forest requirement by preserving all of the existing forest and planting 6.21 acres of forest. The preliminary forest conservation plan proposes to place a Category I conservation easement on the forest retention and planting areas.

5. *The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*

Proposed stormwater management for the site includes on-site water quality control and recharge via nonstructural measures. The MCDPS Stormwater Management Section approved the stormwater management concept for the project on November 27, 2006.

6. *The requested waiver of sidewalk requirements is granted.*

Section 49-34(f) of the Montgomery County Code gives the Planning Board the authority to determine when a tertiary street may be used and to establish the right-of-way. This Preliminary Plan contemplates a tertiary street having a 50-foot-wide right-of-way. Typical tertiary road standards require sidewalks on both sides of the road, however, the Planning Board has the authority to waive sidewalks on either one or both sides of the road. The Applicant has submitted a waiver request to waive the requirement that sidewalks be constructed on Kruhm Road. The justification for the waiver request is that the proposed subdivision is located in a rural portion of the County with no existing sidewalks in the vicinity. Any sidewalk constructed in conjunction with the subdivision would not provide pedestrian connectivity to any destination or network of sidewalks. Pedestrian safety would not be compromised because Kruhm Road carries low traffic volumes and a 25-foot wide trail easement along Kruhm Road is proposed, which could serve pedestrians within the subdivision.

Pursuant to Section 50-26(h)(3), the Planning Board finds that pedestrian safety can be accommodated without sidewalks, on the street pavement. It has been Planning Board practice not to require sidewalks on either side of tertiary streets in five-acre zones. The rationale has been that low traffic volumes allow use of the local street network for pedestrian movement. This particular subdivision is at the end of Kruhm Road; little through-traffic will ever traverse this section of the road because there is very little development potential to the north of the Subject Property. The Planning Board finds that a waiver of sidewalks is therefore justified because pedestrians will be able to safely use the road.

7. Issues raised at the public hearing have been appropriately addressed.

Citizens who spoke at the public hearing raised concerns that adjacent properties would be impacted by an increase in traffic and that the existing Kruhm Road, which is not to be improved offsite, is inadequate to carry increased traffic from the subdivision. The Planning Board finds that the projected increase in traffic from the subdivision is not significant, and will not negatively impact adjacent properties. The low traffic volume also will not impact existing Kruhm Road to the south of the subdivision. In addition, the scale of the subdivision is sufficiently small that the Montgomery County Department of Public Works and Transportation did not require any offsite improvements to Kruhm Road.

8. Historic resources on the site will be appropriately protected.

The property contains a Historic Resource identified as Master Plan Resource #15/60, the Duvall-Kruhm Farm. The Historic Preservation Commission (HPC) at a December 6, 2006 hearing reviewed the resource and plan. The HPC recommended approval of the plan, including creating Lot 16 as the historic setting for the farmhouse and Parcel B for the barns and outbuildings. The HPC also recommended that Parcel B be protected as a viewshed for the setting and for the viewshed to be delineated on the record plat. The HPC desired review authority over any building permits on Lots 1, 2 and 16 as well as Parcel B to maintain the viewshed and integrity of the resource. Conditions 14 and 15 address the approval conditions of the HPC. Therefore, the Planning Board finds that historic resources on the site will be appropriately protected.

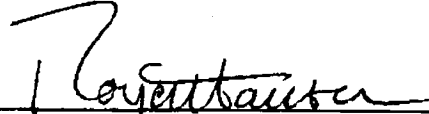
BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

~~JOE = 2~~ 2007 BE IT FURTHER RESOLVED, that the date of this Resolution is _____ (which is the date that this Resolution is mailed to all parties of record); and

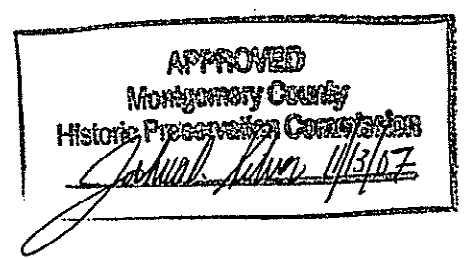
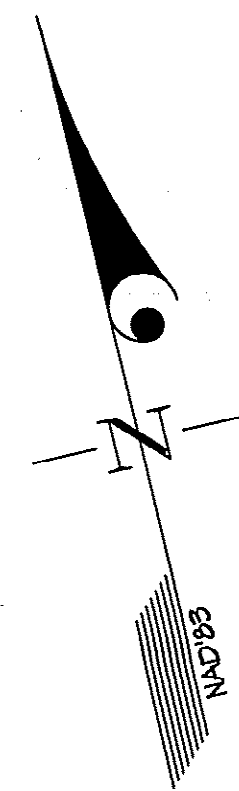
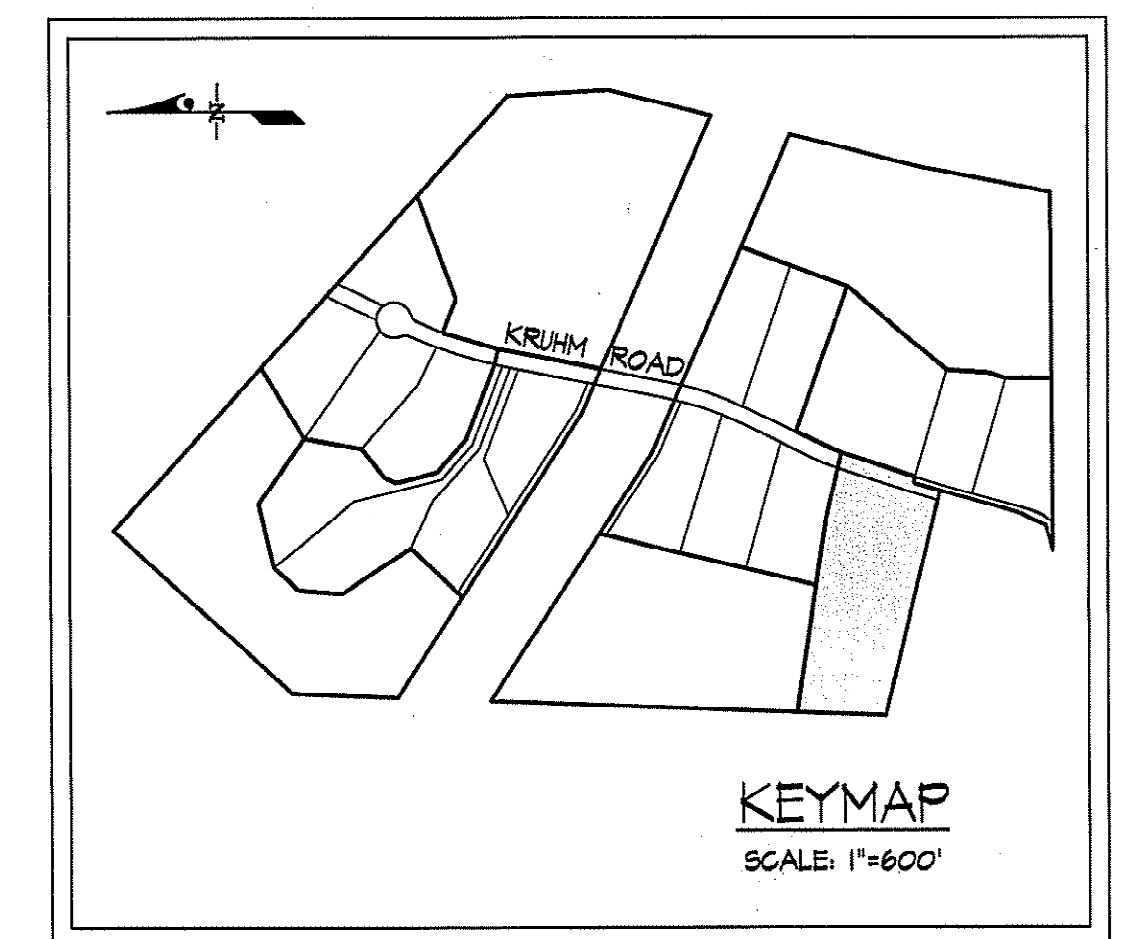
BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

At its regular meeting, held on Thursday June 14, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission ADOPTED the above Resolution, on motion of Vice Chair Perdue, seconded by Commissioner Wellington, with Chairman Hanson, Vice Chair Perdue, and Commissioners Wellington, and Robinson present and voting in favor. Commissioner Bryant was absent. This Resolution constitutes the final decision of the Planning Board, and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 120060940, Kruhm Property.



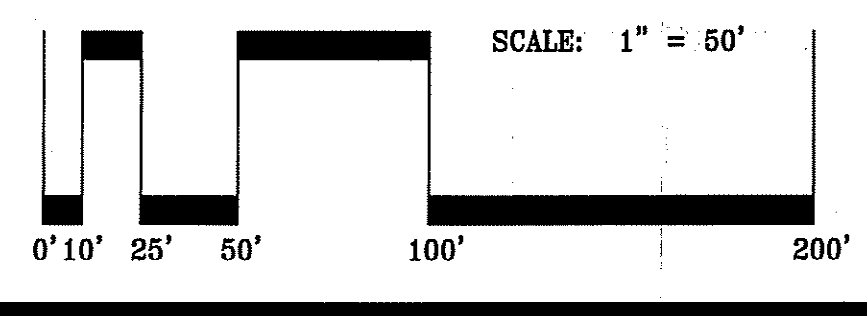
Royce Hanson, Chairman
Montgomery County Planning Board



This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

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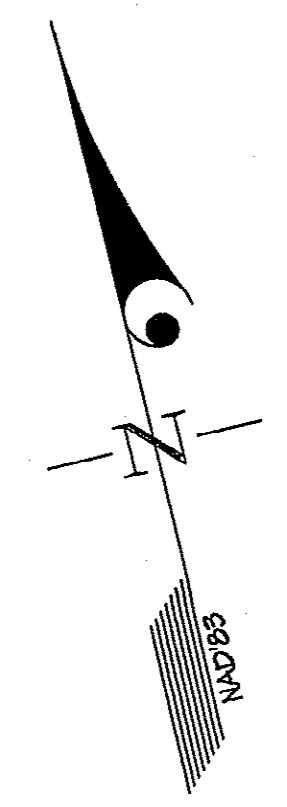
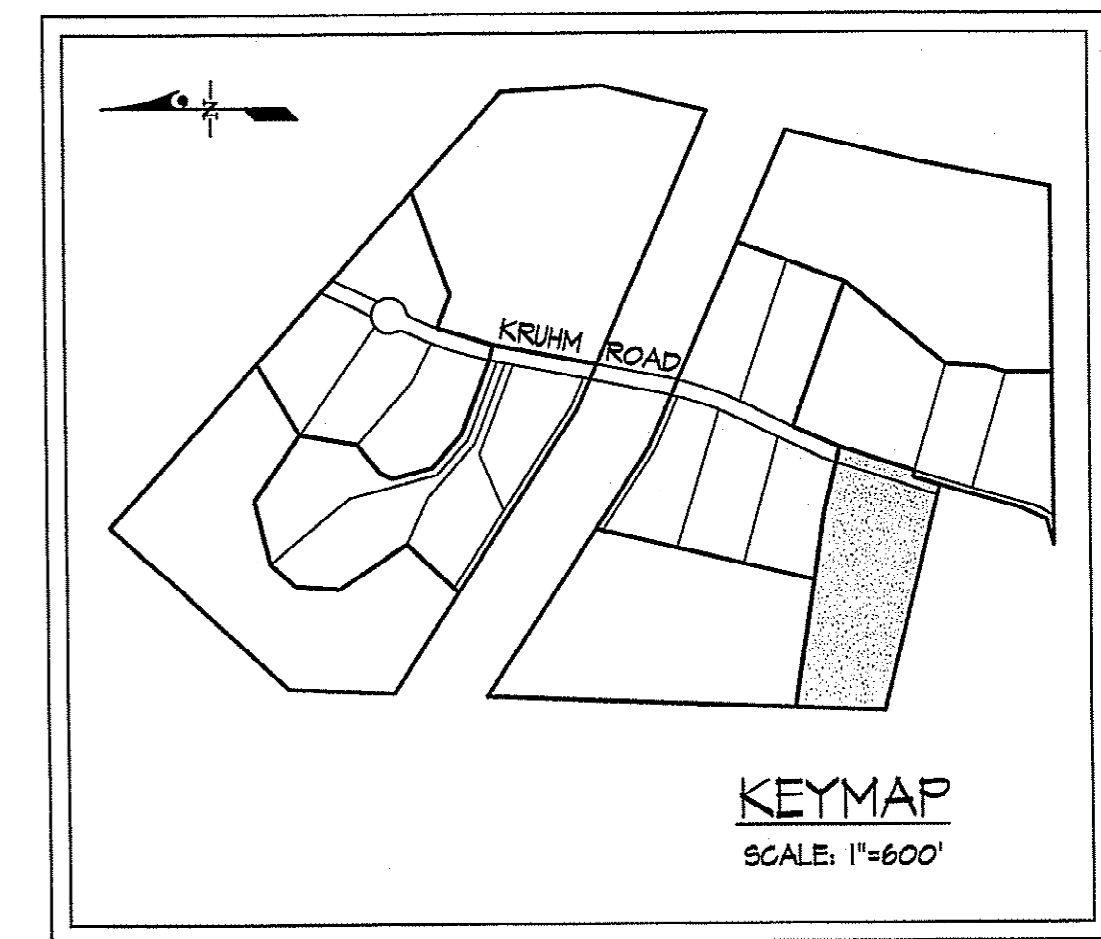
GLWGUTSCHICK LITTLE & WEBER, P.A.			
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS			
3909 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK			
BURTONSVILLE, MARYLAND 20866			
DES.	DRN. RLG	CHK. KAF	DATE
REVISION		BY	APPR.



PREPARED FOR:
KAZ DEVELOPMENT, LLC
2139 BLUE KNOB TERRACE
SILVER SPRING, MARYLAND
20906
301-438-2211

SITE PLAN - HISTORIC AREA WORK PERMIT
BURTONSVILLE MEADOWS
(KRUHM PROPERTY)
LOTS 1-16 & PARCELS 'A'-C', 'E'-F'; BLOCK "A"
COLESVILLE ELECTION DISTRICT No. 5
MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	RC	07.023
DATE	TAX MAP - GRID	SHEET
SEPT., 2007	KS-42&43 KS-52&53	1 OF 1

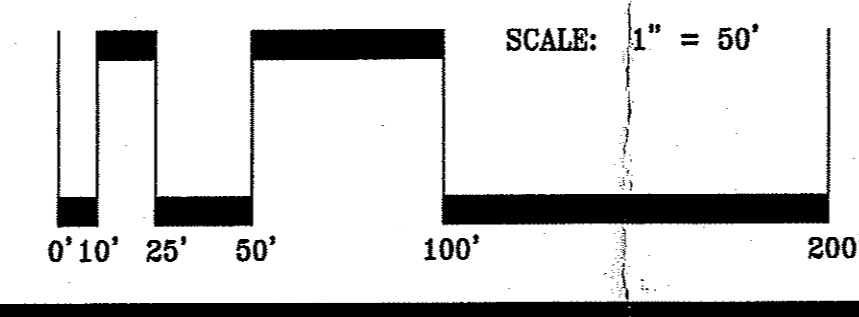


JENNIFER S. BOYD
 T.M. BOYD
 PARCEL 110
 E 469.75 / 451
 ZONE

L:\CAD\DRAWINGS\070223\EMPHIA\HISTORIC\SP-HIST-PERM.dwg 9/19/2007 9:50:44 AM EDT

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886

DES.	DRN. RLG	CHK. KAF	DATE	REVISION	BY	APP'R.



PREPARED FOR:
 KAZ DEVELOPMENT, LLC
 2139 BLUE KNOB TERRACE
 SILVER SPRING, MARYLAND
 20906
 301-438-2211

SITE PLAN - HISTORIC AREA WORK PERMIT
KRUHM PROPERTY
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 COLESVILLE ELECTION DISTRICT No. 5
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