

23/123 Jacob Allnutt Farm
Yesteryear Subdivision

M E M O R A N D U M

TO: Charles W. Loehr
MNC&PPC

FROM: Bobbi Hahn, Executive Director *bh*
Historic Preservation Commission

SUBJECT: Subdivision Review

DATE: May 11, 1988

At its May 5, 1988, meeting the Historic Preservation Commission reviewed three plans of subdivision involving historic resources.

1. #1-88140 Bradley Farms involving Atlas site #29/20, the Offutt House. The Commission has no objections to the plan of subdivision but strongly opposed the proposed demolition of the historic site located on lot 27. The Commission will be evaluating the house for Master Plan designation as soon as possible and forward its findings to the Planning Board.
2. Plan #1-85103 Yesteryear involving Master Plan site #23/123, the Jacob Allnutt Farm. This is apparently a minor revision of a previously reviewed plan. The Commission has no objections to the plan of subdivision but reminds the applicant and planning staff that an historic area work permit will be required for such items as grading and installation of parking areas and that the Commission should be involved in the site plan review process.
3. Plan #1-88128 Woodside Park is located within the proposed Woodside Park historic area which is to be considered in June by the HPC as part of the 20th century resources survey. The Commission deferred making any specific comments on the plan until it has a chance to examine the context of the property at its June hearing except to note that consideration will also be given to the natural landscape features of the area such as plantings, open spaces, and walls.

BH/rm

0725E/2

Exhib. 2



Montgomery County Government

January 20, 1987

Thomas Manion AIA
Lock 9 Architects P.C.
6405 Eighty-First Street
Cabin John, MD. 20818

RE: Yesteryear Inn
Laytonsville

Dear Mr. Manion:

The Fire Safety Code Exception Committee carefully reviewed your letter received January 5, 1987 outlining your design proposal for the Yesteryear Inn.

The Committee has determined that the design you outlined in your letter is in compliance with the Fire Safety Code and has been forwarded to Mr. Chris Conroy of this Office.

Please contact Mr. Chris Conroy should you have any questions regarding this situation.

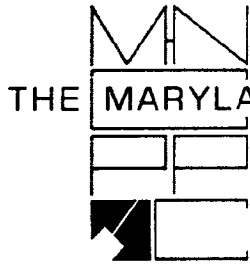
Sincerely,

A handwritten signature in black ink, appearing to read "JMB", with a vertical line through the middle of the letters.

Assistant Chief John M. Best
Fire Marshal

JMB:ns

cc: Chris Conroy



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

February 27, 1992

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*
Mary Ann Rolland, Historic Preservation Planner
Urban Design Division

SUBJECT: Review of Subdivision Plans

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

#7-92005 Carter Property (In the vicinity of Locational Atlas Resource #15/56, the Michael Murphy House. No impact.)

#7-92012 Seven Oaks

#7-92013 Marlow Property (In the vicinity of Locational Atlas Resource #34/06, the Fairland Schoolhouse. No impact.)

#1-92019 Gayfields Estates (In the vicinity of Locational Atlas Resource #27/06, the A.J. Cashell House. No impact.)

#1-92020 Glenwood (In the vicinity of Master Plan Site #31/12, the WTOP Transmitter Building. No impact.)

#1-92021 The Hills

#1-92022 YMCA Day Care Center

#1-91023 William Wills Subdivision

#1-90092, **Yesteryear Farms**, involves Master Plan Site #23/123, the Jacob Allnutt Farm. This is a revision of an earlier plan reviewed by the HPC as HAWP #23/123-89A. The HPC approved the application for addition to the historic house to accommodate a Country Inn, but requested that a complete landscape plan be brought before the HPC for the parking lot and area surrounding the house. The current revision includes changes to the right of way easements and entrance. The HPC may wish to review the revised plan through the HAWP process. Written comments should be sent to M-NCPPC within 30 days.

cc: Elizabeth Davison, OPP



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

FROM: Subdivision Office - M-NCPPC

NAME: Mesteryear Farm Country Inn
FILE NO.: 1-90092

Enclosed please find the information checked below. This material will be discussed at the Subdivision Review Committee Meeting of April 16, 1990 (no meeting scheduled if blank).

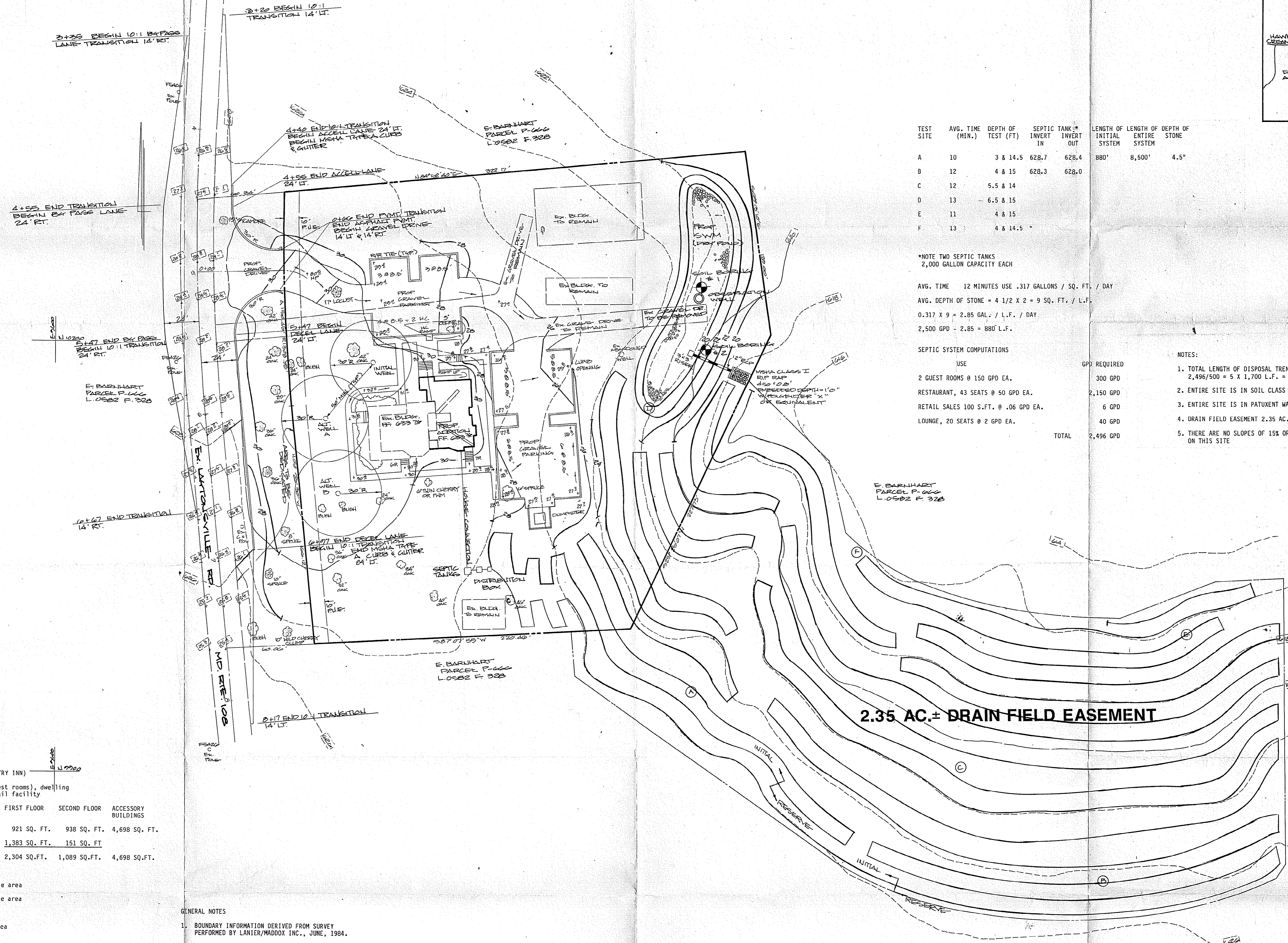
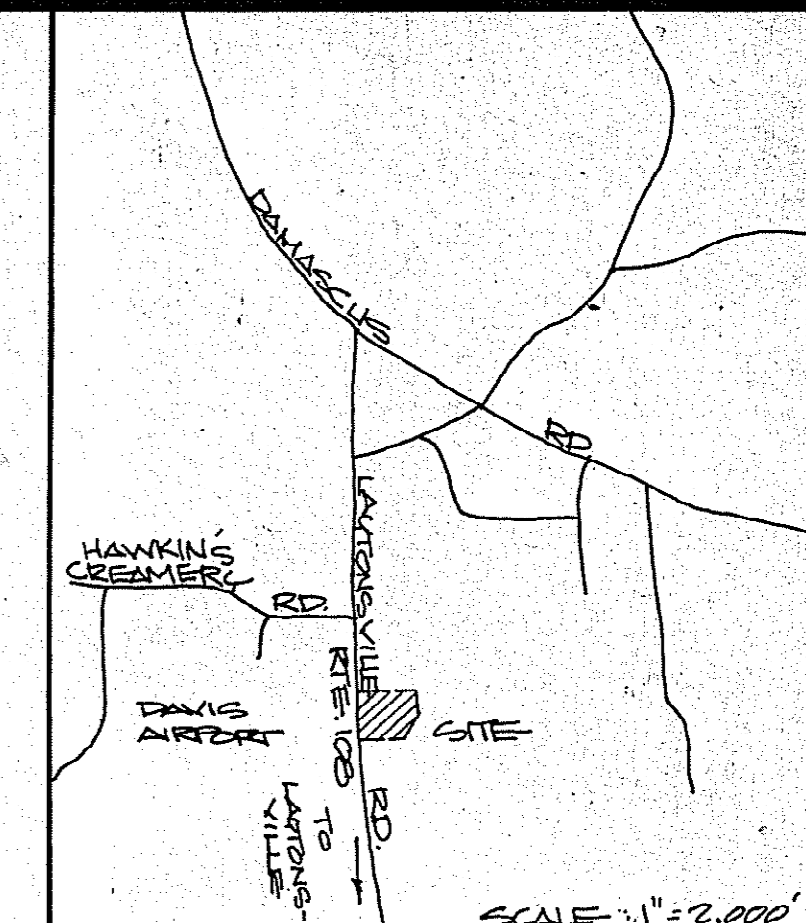
- New preliminary plan application with supporting material as appropriate
- Supporting material for previously reviewed preliminary plan
- Revised preliminary plan drawing
- New pre-preliminary plan application

CERTIFICATION

This is a true copy of Development Plan Amendment DPA 89-2, approved by the District Council on November 28, 1989, in Application G-480.

Hearing Examiner

Dated:



TEST SITE	AVG. TIME (MIN.)	DEPTH OF TEST (FT)	SEPTIC TANK #	INVERT IN	INVERT OUT	LENGTH OF INITIAL SYSTEM	LENGTH OF ENTIRE STONE SYSTEM	DEPTH OF STONE
A	10	3 & 14.5	628.7	628.4	880'	8,500'	4.5"	
B	12	4 & 15	628.3	628.0				
C	12	5.5 & 14						
D	13	6.5 & 15						
E	11	4 & 15						
F	13	4 & 14.5						

*NOTE TWO SEPTIC TANKS
2,000 GALLON CAPACITY EACH

AVG. TIME 12 MINUTES USE .317 GALLONS / SQ. FT. / DAY
AVG. DEPTH OF STONE = 4 1/2 X 2 = 9 SQ. FT. / L.F.
0.317 X 9 = 2.85 GAL. / L.F. / DAY
2,500 GPD - 2.85 = 880 L.F.

SEPTIC SYSTEM COMPUTATIONS

USE	GPD REQUIRED
2 GUEST ROOMS @ 150 GPD EA.	300 GPD
RESTAURANT, 43 SEATS @ 50 GPD EA.	2,150 GPD
RETAIL SALES 100 S.F. @ .06 GPD EA.	6 GPD
LOUNGE, 20 SEATS @ 2 GPD EA.	40 GPD
TOTAL	2,496 GPD

- NOTES:
- TOTAL LENGTH OF DISPOSAL TRENCH 2,496/500 = 5 X 1,700 L.F. = 8,500 L.F.
 - ENTIRE SITE IS IN SOIL CLASS - GMB2
 - ENTIRE SITE IS IN PATUXENT WATERSHED
 - DRAIN FIELD EASEMENT 2.35 AC.
 - THERE ARE NO SLOPES OF 15% OR MORE ON THIS SITE

LEGEND:
EXISTING TREES TO BE RETAINED

SITE SUMMARY

SITE AREA	2.50 ac.
DRAIN FIELD ESMT.	2.35 ac. ±
PROPOSED STREET DEDICATION	0.50 ac. ±
NET SITE AREA	2.00 ac. ±
MASTER PLANNING AREA	OLNEY
ZONING & PROPOSED USE	C - INN (COUNTRY INN) restaurant lodging (2 guest rooms), dwelling accessory retail facility
BUILDING SQUARE FOOTAGE	TOTAL FIRST FLOOR SECOND FLOOR ACCESSORY BUILDINGS
existing	1,859 SQ.FT. 921 SQ. FT. 938 SQ. FT. 4,698 SQ. FT.
proposed addition	1,534 SQ. FT. 1,383 SQ. FT. 151 SQ. FT.
TOTAL	3,393 SQ. FT. 2,304 SQ.FT. 1,089 SQ.FT. 4,698 SQ.FT.
BUILDING COVERAGE	permitted 10% of net site area provided 8% of net site area
GREEN AREA	required 50% of site area provided 76%
SETBACKS (main building)	REQUIRED PROVIDED
from street r/w	50' 50' min.
from other lot boundary	75' 125' min.
PARKING SETBACKS	REQUIRED PROVIDED
from street r/w	25' 50' min.
from other lot boundary	50' 50' min.
PARKING SPACES	REQUIRED PROVIDED
restaurant	31 31
lodging	2 2
retail auxiliary	1 1
handicap	2 2*
TOTAL	34 34

*HANDICAP SPACES INCLUDED IN TOTAL 34 PARKING SPACES.

- GENERAL NOTES
- BOUNDARY INFORMATION DERIVED FROM SURVEY PERFORMED BY LANIER/MADDOX INC., JUNE, 1984.
 - TOPOGRAPHIC INFORMATION FROM FIELD SURVEY PERFORMED BY DEWBERRY & DAVIS, JUNE, 1987.
 - PROPERTY IS DESIGNATED IN MONTGOMERY COUNTY MASTER PLAN FOR HISTORIC PRESERVATION (#23/123 - JACOB ALLNUTT FARM).
 - THERE ARE NO BODIES OF WATER, WATERCOURSES, OR 100-YEAR FLOODPLAIN ON THIS SITE.
 - DRAINAGE BASIN - HAWKINS RIVER.
 - PROPERTY REZONED FROM RURAL DENSITY TRANSFER ZONE TO COUNTRY INN ZONE APPROVED ON DECEMBER 17, 1985 (#6-480).
 - THIS PLAN IS A REVISION TO A PREVIOUSLY SUBMITTED PRELIMINARY PLAN OF SUBDIVISION (#1-85103).
 - FOR LAYOUT & DETAILS OF BUILDING ADDITION REFER TO ARCHITECTURAL DRAWINGS BY

NOTE

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF EXCAVATION. CONTACT "MISS UTILITY" AT 800 257-7777 48 HOURS IN ADVANCE OF THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE RESPECTIVE UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.

OWNER/DEVELOPER:
YESTERYEAR FARMS, INC.
7420 HAWKINS CREAMERY ROAD
LAYTONSVILLE, MARYLAND 20879
(301) 948-3979

DEVELOPERS CERTIFICATION

The undersigned agrees to execute all the features and requirements of this site plan in accordance with the Agreement between the Montgomery County Planning Board and the undersigned dated 7-9-77

By: *Arthur J. Marshall* (Name)

PRELIMINARY PLAN OF SUBDIVISION
DEVELOPMENT PLAN AMENDMENT 89-2

ZONING APPLICATION G-480
YESTERYEAR FARMS INN

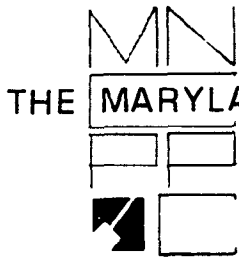
THIS PLAN FILED
MAR 19 1990
1st ELECTION DISTRICT

Drawn By
Designed By
Checked By

Date 5/89
Scale 1"=30'
Plan Number
Zoned
Sheet of
File Number R-206

Dewberry & Davis
Architects Engineers Planners Surveyors
503 W. DIAMOND AVE. GAITHERSBURG, MARYLAND 20878 (301) 948-8900

MONTGOMERY COUNTY, MARYLAND



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

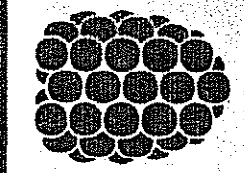
FROM: Subdivision Office - M-NCPPC

NAME: Westeryear Farms
FILE NO.: 1-90092

Enclosed please find the information checked below. This material will be discussed at the Subdivision Review Committee Meeting of March 9, 1992 (no meeting scheduled if blank).

- New preliminary plan application with supporting material as appropriate
- Supporting material for previously reviewed preliminary plan
- Revised preliminary plan drawing
- New pre-preliminary plan application

This is a revision to a Country Inn addition. Copies of the revision sent only to pertinent reviewers.



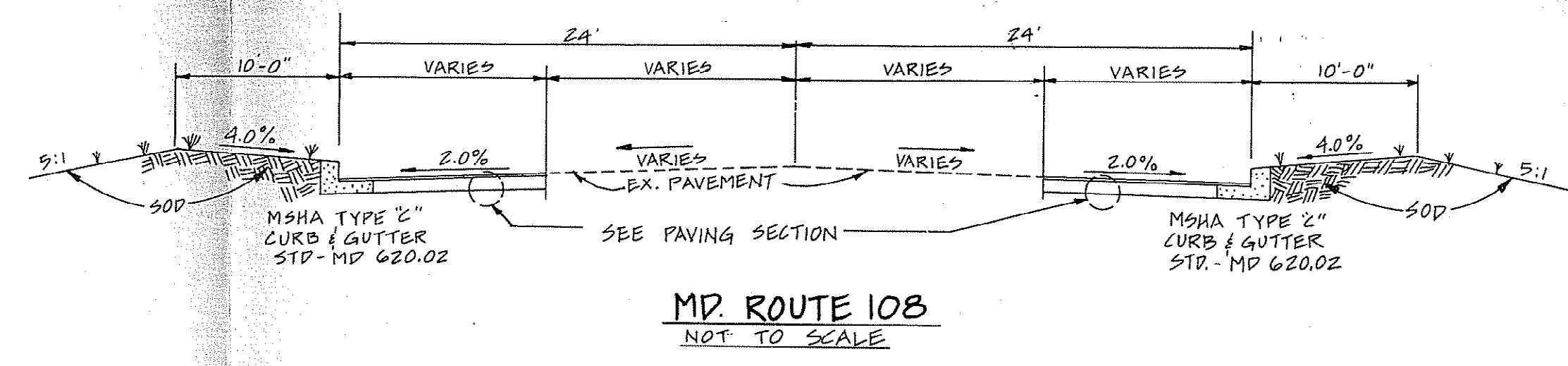
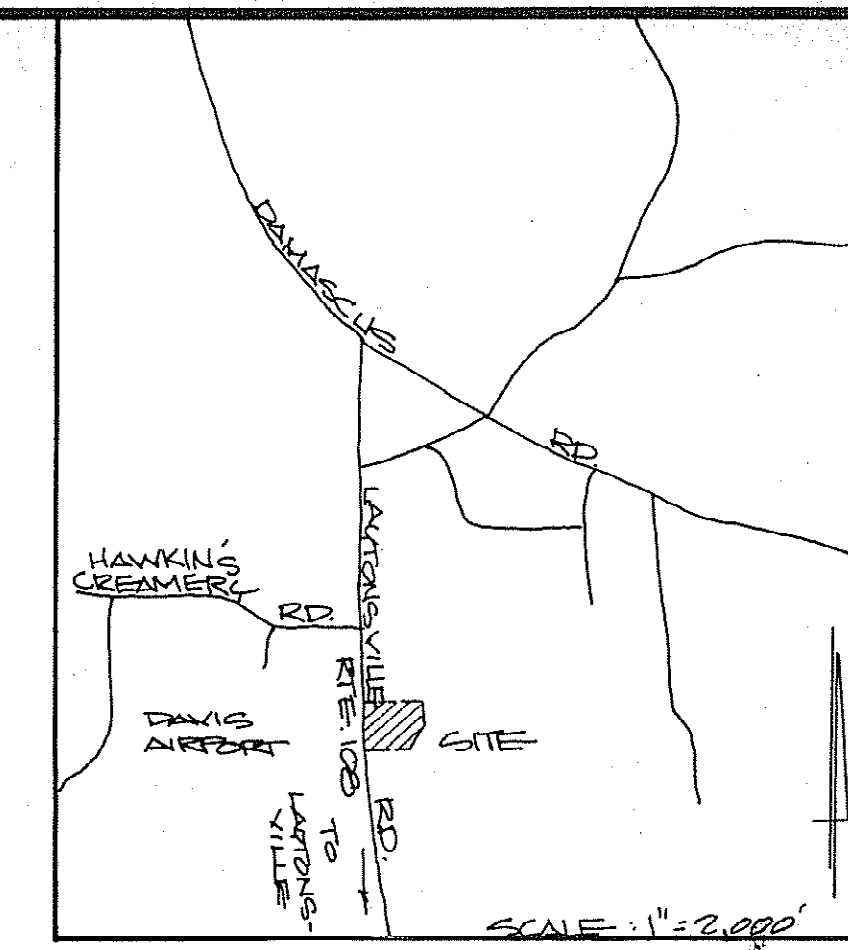
Dewberry & Davis
Architects Engineers Planners Surveyors
804 W. HANCOCK AVE. GAITHERSBURG, MARYLAND 20878 (301) 948-8800

MONTGOMERY COUNTY, MARYLAND

PRELIMINARY SUBDIVISION PLAN 1-90092

SITE & GRADING PLAN
YESTERYEAR FARMS INN

1st ELECTION DISTRICT



3" BITUMINOUS CONCRETE SURFACE COURSE
6" BITUMINOUS CONCRETE BASE COURSE
APPROVED SUBGRADE

PAVING SECTION
(MD ROUTE 108)

TEST SITE	AVG. TIME (MIN.)	DEPTH OF TEST (FT)	SEPTIC TANK INVERT	SEPTIC TANK OUTVERT	LENGTH OF INITIAL SYSTEM	LENGTH OF ENTIRE SYSTEM	DEPTH OF STONE
A	10	3 & 14.5	628.7	628.4	880'	8,500'	4.5"
B	12	4 & 15	628.3	628.0			
C	12	5.5 & 14					
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*NOTE TWO SEPTIC TANKS
2,000 GALLON CAPACITY EACH

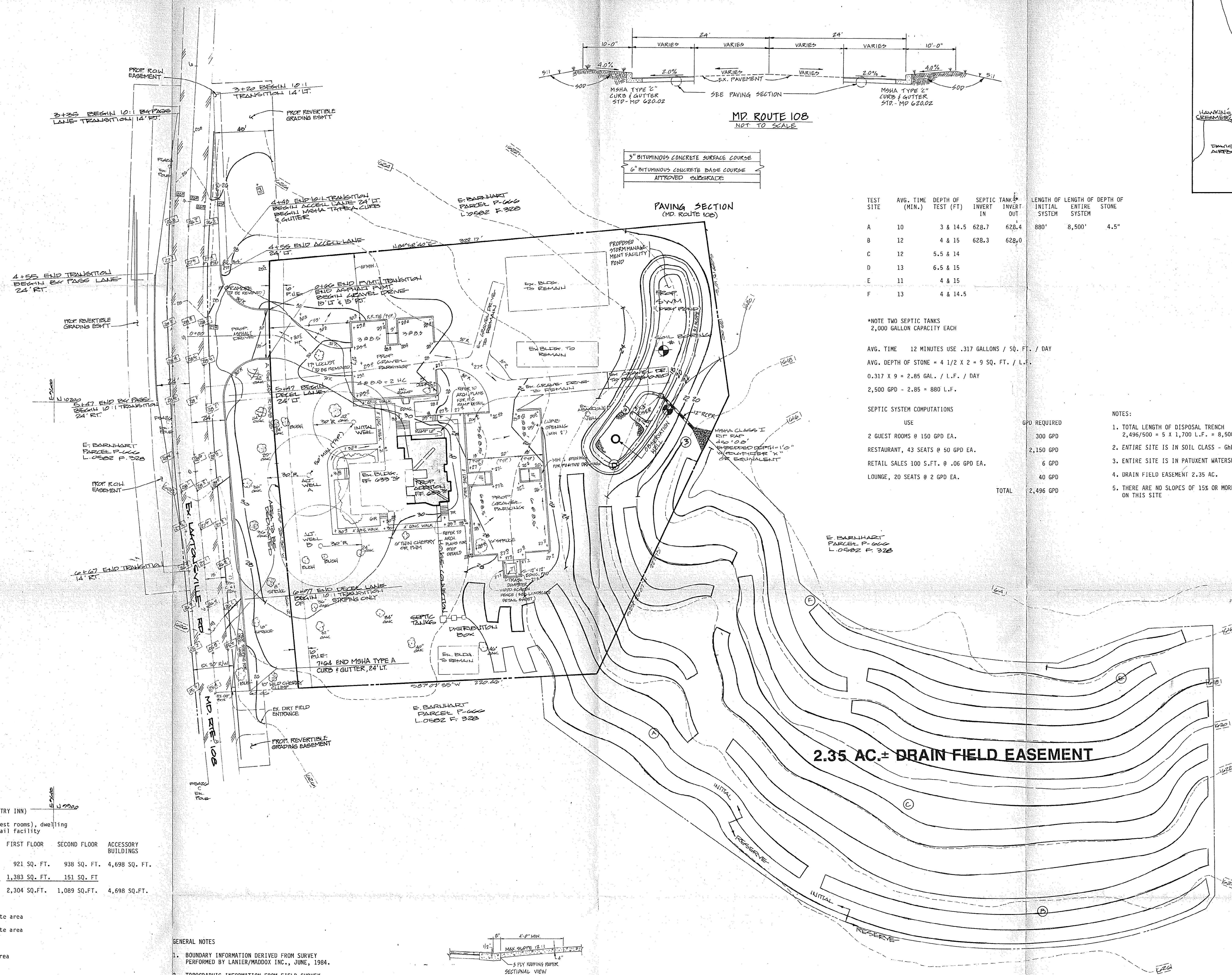
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0.317 X 9 = 2.85 GAL. / L.F. / DAY
2,500 GPD - 2.85 = 880 L.F.

SEPTIC SYSTEM COMPUTATIONS

USE	GPD REQUIRED
2 GUEST ROOMS @ 150 GPD EA.	300 GPD
RESTAURANT, 43 SEATS @ 50 GPD EA.	2,150 GPD
RETAIL SALES 100 S.F. @ .06 GPD EA.	6 GPD
LOUNGE, 20 SEATS @ 2 GPD EA.	40 GPD
TOTAL	2,496 GPD

NOTES:

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- ENTIRE SITE IS IN SOIL CLASS - GB2
- ENTIRE SITE IS IN PATUENT WATERSHED
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LEGEND:
EXISTING TREES TO BE RETAINED

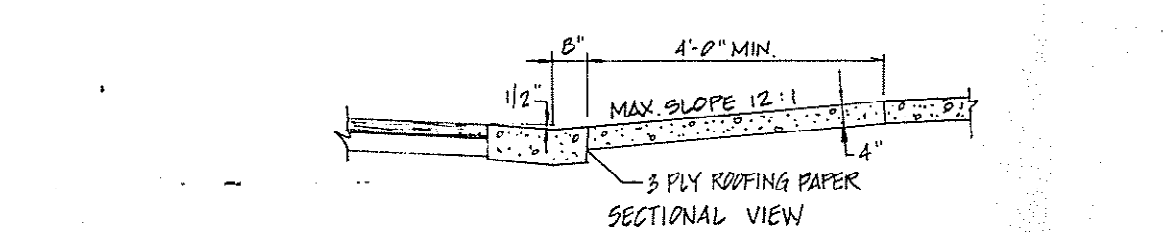
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TOTAL	3,393 SQ. FT.	2,304 SQ.FT.	1,089 SQ.FT.	4,698 SQ.FT.
BUILDING COVERAGE	permitted 10% of net site area provided 0% of net site area			
GREEN AREA	required 50% of site area provided 75%			
SETBACKS (main building)	REQUIRED	PROVIDED		
from street r/w	50'	50' min.		
from other lot boundary	75'	125' min.		
PARKING SETBACKS	REQUIRED	PROVIDED		
from street r/w	25'	50' min.		
from other lot boundary	50'	50' min.		
PARKING SPACES	REQUIRED	PROVIDED		
restaurant	31	31		
lodging	2	2		
retail auxiliary	1	1		
handicap	2	2 *		
TOTAL	34	34		

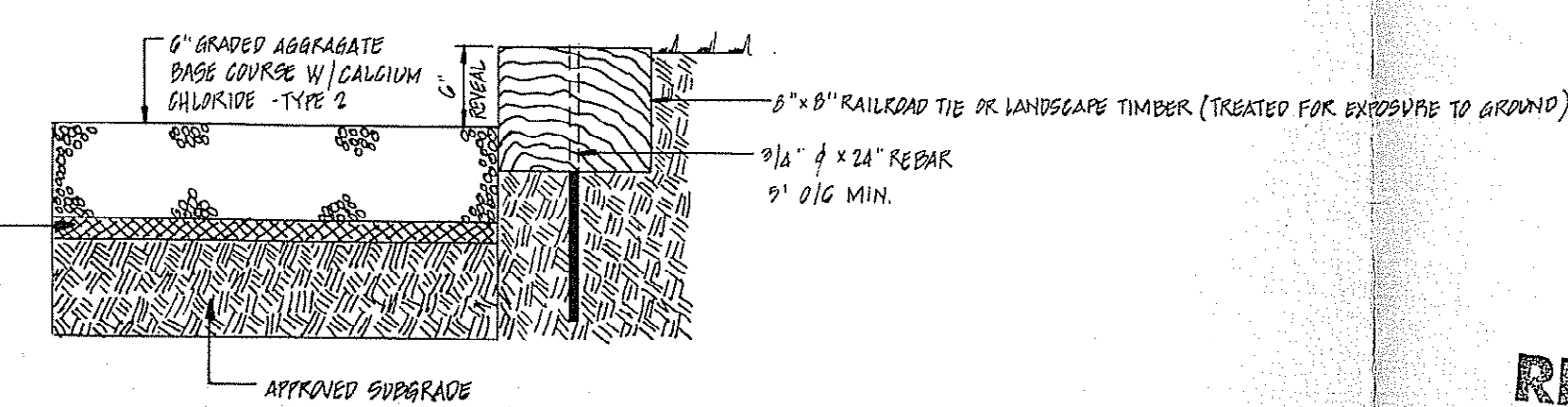
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GENERAL NOTES

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- FOR LAYOUT & DETAILS OF BUILDING ADDITION REFER TO ARCHITECTURAL DRAWINGS BY THOMAS MANTON A.I.A., LOCK 9 ARCHITECTS P.C., 6405 EIGHTH FIRST STREET CABIN JOHN, MD. 20819 301-229-7000



STD. RESIDENTIAL SIDEWALK RAMP DETAIL
NOT TO SCALE



PAVING DETAIL
NOT TO SCALE

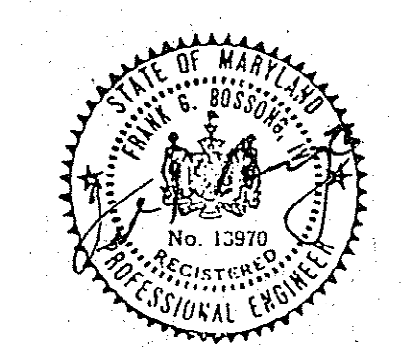
OWNER/DEVELOPER:
YESTERYEAR FARMS, INC.
7420 HAWKINS CREAMERY ROAD
LAYTONSVILLE, MARYLAND 20879
(301) 948-3979

DEVELOPERS CERTIFICATION
The undersigned agrees to execute all the features and requirements of this site plan in accordance with the Agreement between the Montgomery County Planning Board and the undersigned dated 2-9-92
By: *Thomas Manton* (Name)

THIS PRINT MADE
FEB 03 1992

REVISED PLAN
DATE 2-21-92

4/10	REV. ENT. WATERSHED, GRADING & GRADING ESMT.
4/13/92	REVISIONS TO ENT. WATERSHED, GRADING & GRADING ESMT.
5/2/92	REVISIONS TO ENT. WATERSHED, GRADING & GRADING ESMT.
8/26/92	REV. SITE AREA, SUBDIVISION NOTES
1/14/93	REV. PRELIM. LOT & EASEMENT LINES
NO DATE	REVISION



Drawn By: *J.D.D.R.*
Designed By: *J.D.D.R.*
Checked By: *J.D.D.R.*
Date: **APRIL, 1990**
Scale: **1"=30'**
Plan Number:
Zoned: **C-INN**
Sheet: **1 of 1**
File Number: **R-206**

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
IN MONTGOMERY COUNTY

By: County Council

Subject: APPLICATION NO. G-480, FOR AMENDMENT TO ZONING ORDINANCE MAP, Murray L. Deutchman, Attorney for Yesteryear Farms, Inc., Applicant, OPINION AND RESOLUTION ON APPLICATION
Tax Account No. i-1-34i

OPINION

Application No. G-480 requests the reclassification from the Rural Density Transfer Zone to the Country Inn Zone of 2.5 acres known as "Abells Level" located at 23601 Route 108, Laytonsville, in the 1st Election District.

The hearing examiner has recommended approval of the development plan and approval of the reclassification subject to the specifications and requirements of the approved development plan. These recommendations were based on determinations that the Country Inn Zone at the proposed location would satisfy the requirements of the zone, would be compatible with existing and planned land uses in the surrounding area, and would bear sufficient relationship to the public interest to justify the request. The Technical Staff and Planning Board provided similar recommendations. The District Council agrees with the findings and conclusions of the hearing examiner, the Technical Staff and the Planning Board.

The subject property lies about two and one-half miles north of Laytonsville along the east side of Maryland Route 108, about one-quarter mile south of Hawkins Creamery Road. The site is irregular in shape and possesses over 200 feet of frontage along Route 108 and extends about 262 feet in depth. It is located on a knoll that slopes down from Route 108. The site is improved with a nine room, two and one-half story Queen Anne-style farm house. There are several

accessory buildings located on the site. A metal frame building is located along the northern perimeter of the site and is used for the repair and storage of antiques. Another building is located northeast of the farm house and is used as a garage. A small shed is located south of the farm house along the southern perimeter of the site. The antique repair and storage facility constitutes a non-conforming use and is not intended to be expanded or altered by this zoning request.

The subject property was authorized for half-acre residential density by the 1958 countywide comprehensive zoning. In 1967, comprehensive zoning applied two-acre density to the site. Finally, in 1980, comprehensive zoning classified the property for the Rural Density Transfer Zone, which permits only one dwelling unit for every 25 acres and a minimum lot of 40,000 square feet. There have been no previous local map amendment applications filed pertaining to this property.

The surrounding impact area is predominantly rural in character. This impact area extends along both sides of Route 108 between Damascus Road on the north and the Town of Laytonsville on the south. The subject property is virtually surrounded by active farm land. The only nearby dwelling is located on the other side of Route 108. The Davis Airport, a small general aviation airstrip, is located northwest of the subject property. The only change from the rural character of the area is found at the intersection of Route 108 and Damascus Road in Etchison, where a vacant country store and some C-1 zoning are located.

The development plan proposes to operate the existing farm house as a country inn restaurant. The existing accessory buildings would be retained on the site and a kitchen and restroom facilities would be added to the farm house building. The country inn would provide dining for about 47 people and would operate between 11:00 a.m. and 9:00 p.m. Two large upstairs bedrooms are proposed to be used as guest rooms. About 100 square feet of space inside the farm house would be used for the retail sale of small antiques and handicraft. Exterior

improvements would include the construction of a parking area and the widening of the access road from Route 108 to the parking area.

The District Council agrees with the determination of the hearing examiner that the development plan satisfies the requirements of §59-D-1.6. In this respect, the District Council finds that the Country Inn Zone at the proposed location is in compliance with the recommendations of the master plan and does not conflict with the general plan, the county CIP, or other applicable county plans and policies. Also, the proposed zoning is in compliance with the requirements of the Country Inn Zone and will provide for the maximum safety, convenience and amenity of residents of the area, as well as being compatible with adjacent development. The evidence of record also demonstrates that the proposed vehicular and pedestrian circulation systems are safe, adequate and efficient. The development plan, by its site design, will minimize grading of the site; and, by ample setbacks and the limited use of lot coverage, the plan will tend to prevent soil erosion and preserve natural vegetation and other natural features of the site. Finally, the development plan involves a property that is under common ownership and there is no need for evaluation of documents assuring perpetual maintenance of recreational, single or quasi-public areas.

The District Council also agrees with the determination of the hearing examiner that the application satisfies the requirements of the Country Inn Zone. The subject property is located in an area that would be an appropriate setting for a country inn because its use would be limited to a small restaurant, guest rooms and modest retail sales. The proposed use would be located in an existing farm structure. The proposed use would be compatible with the rural character of the surrounding area. The evidence also establishes that the application satisfies the development standards of the zone because the property exceeds the two-acre minimum lot size and exceeds the building coverage and green space requirements. The setback and height limit requirements are also satisfied.

The District Council also agrees with the determination of the hearing examiner that the application bears sufficient relationship to the public interest to justify the request. The Planning Board and Staff have recommended approval. The evidence indicates that the rezoning will have no adverse impact on public facilities.

For these reasons and because to grant the instant application would aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, the application will be granted in the manner set forth below.


ACTION

The Council Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District located in Montgomery County, approves the following resolution.

The development plan, submitted as Exhibit 17 and amended by Exhibit 20 is hereby approved;

Zoning Application No. G-480, for the reclassification from the Rural Density Transfer Zone to the Country Inn Zone of 2.5 acres known as "Abells Level" located at 23601 Route 108, Laytonsville, in the 1st Election District, is hereby GRANTED in the amount requested and subject to the specifications and requirements of the development plan approved above.

This is a correct copy of Council action.


Mary A. Edgar, Acting Secretary
County Council