

27/10 Oak Chapel/Layhill Church  
Buice Property Subdivision

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

June 1, 1999

**MEMORANDUM**

TO: Joe Davis  
Malcolm Shaneman  
Development Review Division

FROM: Gwen Wright, Historic Preservation Coordinator  
*ps* Robin D. Ziek, Historic Preservation Planner  
Historic Preservation Section

SUBJECT: Review of Preliminary Plan #1-99018 - Longmead

---

I have received a letter from the attorney for Oak Chapel Church, Mr. James Clifford, noting that the existing handicapped gravel parking area which sits within the environmental setting for this *Master Plan* Site, will remain as is. No changes are proposed within the designated environmental setting as part of the new construction envisioned in the Preliminary Plan.

Therefore, this letter serves as notification to the Planning Board that the condition for approval noted in Section (6) of the Planning Board's opinion dated May 3, 1999, has been met.

DEBELIUS, CLIFFORD, DEBELIUS,  
CRAWFORD & BONIFANT, CHTD

ATTORNEYS AT LAW

Olde Towne Professional Park  
320 East Diamond Avenue  
Gaithersburg, Maryland 20877-3016

John W. Debelius, III (MD, DC)  
James R. Clifford, Sr. (MD, VA)  
James J. Debelius (MD)  
Gary L. Crawford (MD, DC)  
James A. Bonifant (MD)  
E. Joseph Fitzpatrick, Jr. (MD, DC, TN)

(301) 840-2232

fax (301) 975-9829

John W. Debelius (1926-1984)

May 13, 1999

**Via Facsimile (301)563-3412  
& First Class Mail**

Robin Ziek  
Maryland National Park  
and Planning Commission  
Historic Preservation Planner  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Re: Oak Chapel Church

Dear Robin:

I have checked with my client, Oak Chapel Church, as well as with their engineer and I have been assured by both parties that the small four (4) space handicapped gravel parking lot that sits in the front of the historic church shall be left undisturbed and unmodified. There will be no disturbance to the historic envelope designated on the Preliminary Plan.

With that knowledge, I would appreciate a letter of approval from the Historic Preservation Commission as required in Section (6) of the Planning Board's opinion dated May 3, 1999 on Preliminary Plan number 1-99018 - Longmead.

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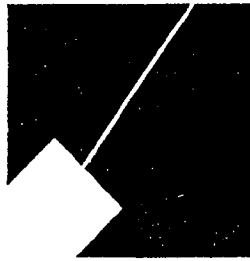


JAMES R. CLIFFORD, ESQ.

JRC/dlh

Date Mailed May 3, 1999

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

Action: Approved Staff Recommendation. Motion of Comm. Richardson, seconded by Comm Bryant  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION with a vote of 4-0; Comms. Richardson, Bryant, Perdue and Holmes voting in favor. Chairman Hussmann absent.

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**MONTGOMERY COUNTY PLANNING BOARD**

**OPINION**

Preliminary Plan 1-99018  
NAME OF PLAN: LONGMEAD

On 08-21-98, OAK HILL UNITED METHODIST CHURCH submitted an application for the approval of a preliminary plan of subdivision of property in the R-200 and RE-2 zones. The application proposed to create 2 lots on 4.45 acres of land. The application was designated Preliminary Plan 1-99018. On 04-29-99, Preliminary Plan 1-99018 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-99018 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-99018, subject to the following conditions:

- (1) Prior to recording of plat(s), applicant to submit an Adequate Public Facilities (APF) agreement with the Planning Board limiting development to a House of Worship with associated uses and a child day-care facility with a maximum enrollment of 100 children
- (2) Prior to MCPB release of building permit(s), applicant to submit a landscape, lighting and parking facilities plan for technical staff review and approval
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- (5) Conditions of MCDPS stormwater management approval
- (6) Prior to MCPB release of building permit(s), applicant to submit verification of approval from HPC regarding new construction located within the environmental setting of Master Plan Historic Resource #27/10

- (7) Record plats for both lots to be submitted and recorded simultaneously
- (8) Necessary easements
- (9) This preliminary plan will remain valid until June 3, 2002 (37 months from date of mailing, which is May 3, 1999). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.

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June 1, 1999

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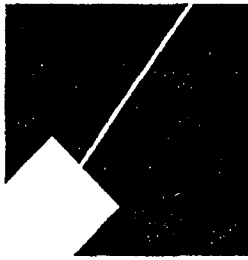
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27/10

HISTORIC PRESERVATION COMMISSION

Staff Review Form

Applicant: BUCE PROPERTY (1.882/8)

Applicant's Address: \_\_\_\_\_

Type of Review:

HAWP \_\_\_\_\_  
Maintenance \_\_\_\_\_  
Subdivision

Substantial Alteration \_\_\_\_\_  
Demolition \_\_\_\_\_  
Other \_\_\_\_\_

Site No. (Atlas): # 27110 - Oak Chapel not evaluated  
Site Address: # 27111 - Layhill then removed from master plan  
(if different from applicant)

Advertised: Yes \_\_\_\_\_ No date

Proposed: (describe action to be taken)  
proposed subdivision

Staff recommendations and comments:

Oak Chapel according to Atlas located between Baylye Club Rd; Layhill to North of Property. Would not appear to impact

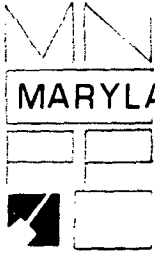
Date: 9/1

Staff: \_\_\_\_\_

Signature: (Signature)

HPC Action: Can't find resource  
will Com for Road not Rev.

Date: \_\_\_\_\_



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

FROM: Subdivision Office - M-NCPPC

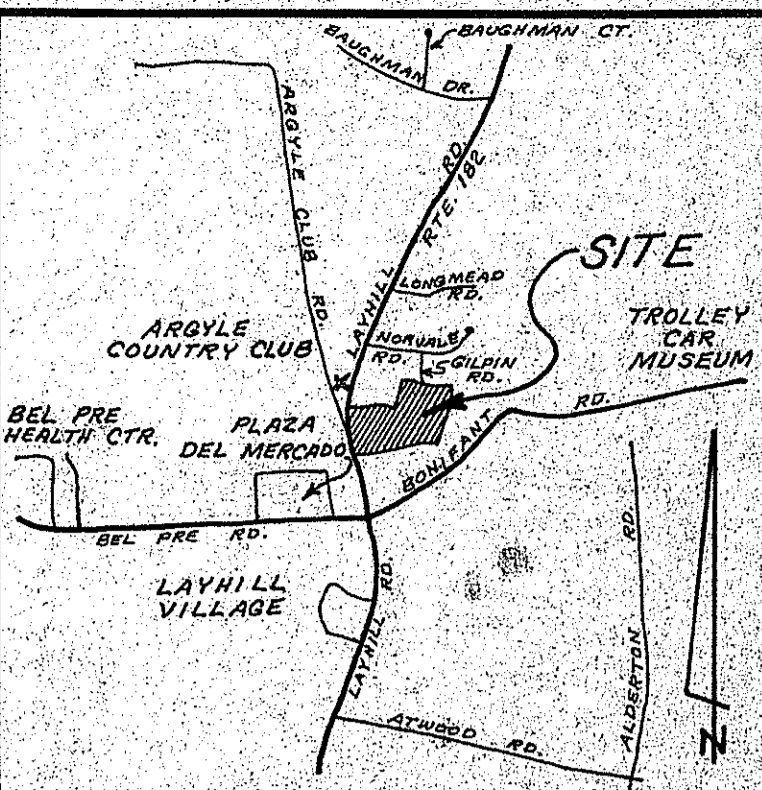
NAME: Buice Property  
FILE NO.: 1-88218

Enclosed please find the information checked below. This material will be discussed at the Subdivision Review Committee Meeting of Sept 12, 1988 (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

#27/10  
#27/11

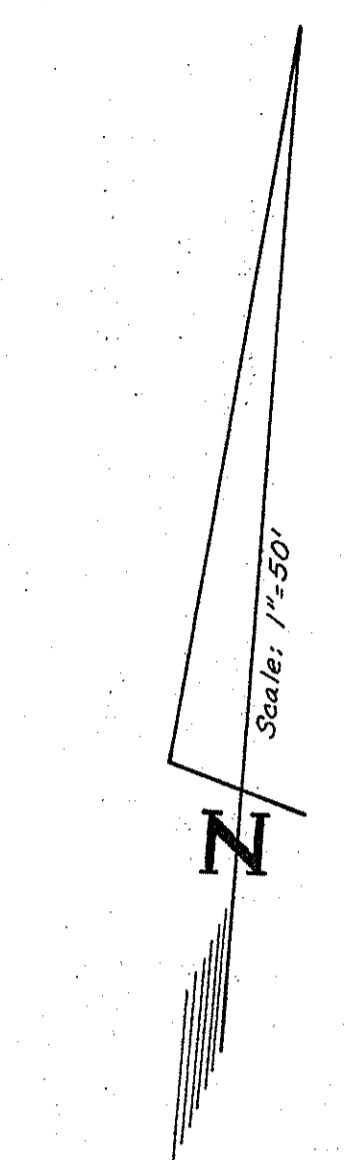
May 16



**GENERAL NOTES**

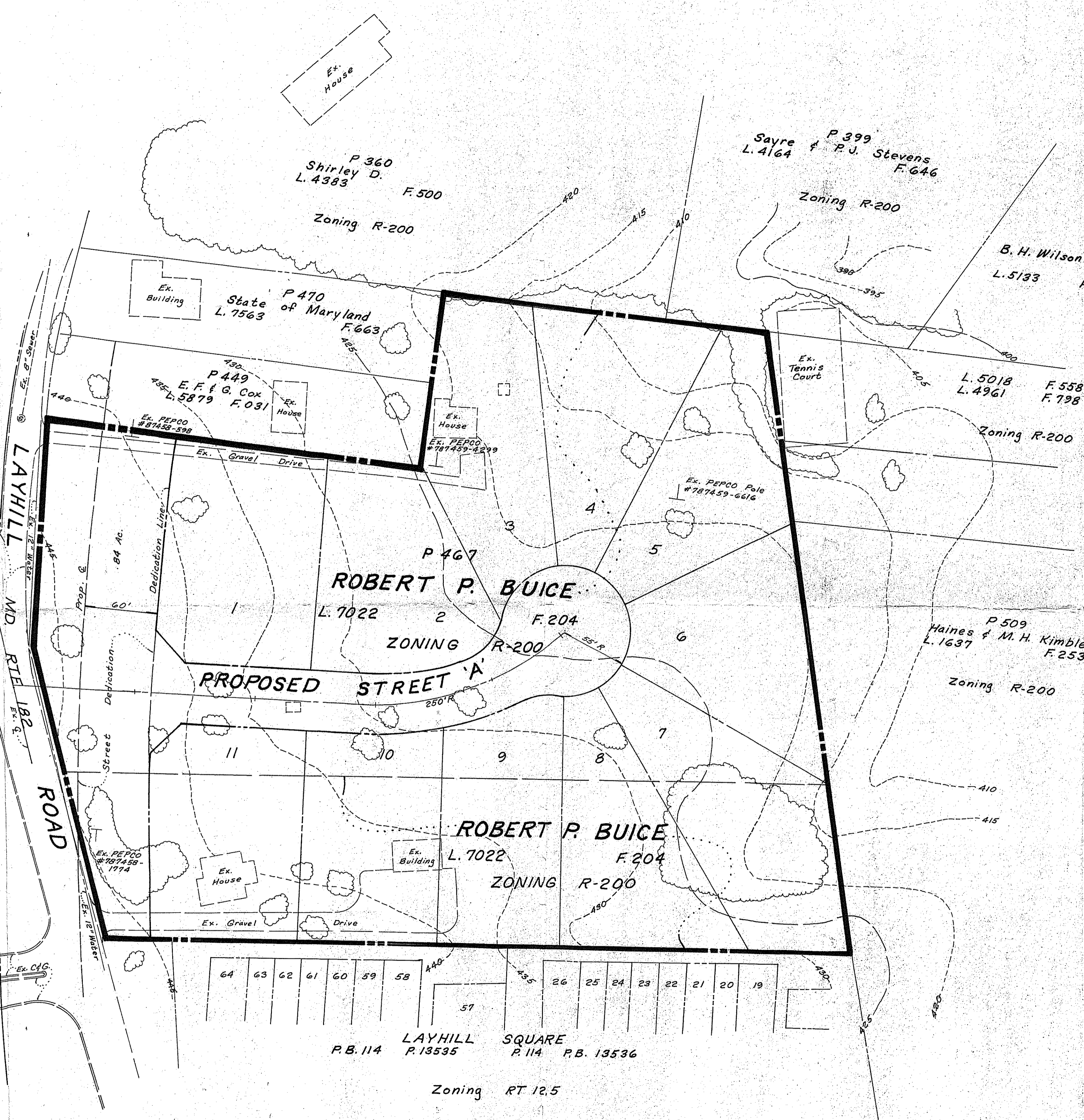
1. Topography has been reproduced from M.N.C.P. P.C. 200 scale, (5' intervals).
2. Boundary shown hereon has been compiled from existing deeds and plats recorded among the Land Records of Montgomery County, Maryland.
3. Water & Sewer Category: W-4 & S-1 respectively.
4. Existing Zoning: R-200 - Minimum lot size is 20,000 sq. ft.
5. Area Tabulations:
 

P. 467	- 4.69 Ac.
P. 552	- 2.00 Ac.
Total Site Area	- 6.69 Ac.
Proposed Street 'A'	- .57 Ac.
Layhill Rd. Dedication	- .84 Ac.
Net Lot Area	- 5.28 Ac.
6. Number of lots proposed is 11.
7. Right-of-Way information taken from State Highway Project M 581-002-371, Plat 49585.
8. Water category change from W-4 to W-3 is being requested.
9. Stormwater management waiver has been requested.



Argyle Land Co.  
L. 1064 F. 155  
Zoning RE-2

Elmore, Inc.  
P.B. 87 P. 9300  
Zoning C-1



**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundary shown hereon is correct as compiled from existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, and is subject to change upon completion of final survey.

7/29/88  
Date

*John R. Witmer*  
John R. Witmer  
Professional Land Surveyor  
Md. Reg. No 10668

**PLAN**  
Scale: 1"=50'

**OWNER/APPLICANT**

Robert P. Buice  
13330 Old Columbia Pike  
Silver Spring, Md. 20904  
(301)-384-2093

TAX MAP JR 123 W.S.S.C. 219NW2

**PRELIMINARY SUBDIVISION PLAN**

**BUICE PROPERTY**

13<sup>TH</sup> ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

MHW  
AUG 03 1988  
THIS PRINT MADE

**Macris, Hendricks and Witmer P.A.**  
Engineers • Planners • Surveyors

Suite 120  
9220 Wightman Road  
Gaithersburg, Maryland  
20879  
(301) 670-0840

Designed E.S.	Drawn C.K.
Date 7/25/88	Scale 1"=50'
Job No. 88-157	Sheet 1 of 1