

MCPB No. 19-114
Forest Conservation Plan No. H-134
Cheng Property
Date of Hearing: September 26, 2019

09/10/2019

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 22A, the Montgomery County Planning Board is authorized to review forest conservation plan applications; and

WHEREAS, on May 8, 2019, HONG CHENG, LLC & BONG YA, LLC ("Applicant") filed an application for approval of a forest conservation plan on approximately 3.88 acres of land located at 15985 and 15986 Old Columbia Road, Burtonsville ("Subject Property") in the Fairland/White Oak Policy Area and 2012 Burtonville-Master Plan ("Master Plan") area; and

WHEREAS, Applicant's forest conservation plan application was designated Forest Conservation Plan No. H-134 ("Forest Conservation Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board Staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board dated September 11, 2019, setting forth its analysis and recommendations for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on September 26, 2019, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board approved the Application subject to certain conditions, by the vote certified below.

BE IT FURTHER RESOLVED that the Board has reviewed the preliminary Forest Conservation Plan and, on the facts and conditions set forth in the Staff Report, has approved the Final Forest Conservation Plan subject to the conditions set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except the Board's action as set forth in the preliminary Forest Conservation Plan).

Approved as to Legal Sufficiency: *Patricia White*
Patricia White, Clerk
8750 GOLF LINKS DRIVE, SUITE 200, BURTONSVILLE, MD 20886-3303 | Phone: 301-495-4000 | Fax: 301-495-1333
www.montgomerycountymd.gov/planning | E-Mail: mcplanning@montgomerycountymd.gov

MCPB No. 19-114
Forest Conservation Plan No. H-134
Cheng Property
Page 2

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Forest Conservation Plan No. H-134 on the Subject Property, subject to the following conditions:

1. Forest Conservation & Tree Saw
 - a) The Applicant must comply with the conditions of the approved Preliminary Forest Conservation Plan No. H-134.
 - b) The Applicant must submit and obtain Staff approval of a Final Forest Conservation Plan.
 - c) The Applicant must submit a Category I Conservation Easement over all areas of forest retention, forest planting and environmental buffers as specified on the approved Forest Conservation Plan. The Category I Conservation Easement, approved by the M-NCPPC Office of the General Counsel must be recorded in the Montgomery County Land Records by deed Property, and the Liber Folio for the easement must be submitted on the second day.
 - d) The Applicant must provide financial surety to the M-NCPPC Planning Department for the 0.21 acres of new forest planting prior to the start of any land clearing, clearing, or grading on the Property.
 - e) The Applicant must submit a two-year Maintenance and Management Agreement approved by the M-NCPPC Office of the General Counsel prior to the start of any land clearing, clearing or grading on the Property.
 - f) The Applicant must install permanent Category I Conservation Easement signage along the perimeter of the conservation easement.
 - g) Afforestation plantings that are located outside the limits of disturbance must occur within the first planting season following approval of the Certified Site Plan. Plantings within areas of future disturbance must occur in the first planting season following the establishment of the applicable disturbed area.
 - h) The Final Siltation Control Plan must be consistent with the limits of disturbance shown on the approved Final Forest Conservation Plan.
 - i) The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector at the pre-construction meeting.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except the Board's action as set forth in the preliminary Forest Conservation Plan).

* For the purpose of these conditions, the term "applicant" shall also mean the developer, the owner, or any successor in interest to the terms of this approval.

MCPB No. 19-114
Forest Conservation Plan No. H-134
Cheng Property
Page 3

as modified herein, and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A, and ensures the protection of environmentally sensitive features.

A. Forest Conservation
The Board finds that as conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law.

The PPCC shows 0.25 forest within the net tract area and proposes 0.08 acres of forest removal and 0.12 of forest retention. Accordingly, the Forest Conservation Worksheet results in a 0.25-acre afforestation/rehabilitation planting adjacent to the existing forest area. All retained and planted forest on the Property will be placed in Category I conservation easement. The PPCC meets all applicable requirements of Chapter 22A of the County Code.

B. Forest Conservation Variance
Section 22A-120(a)(3) of the Forest Conservation Law identifies certain individual trees as high priority for retention and protection ("Protected Trees"). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree's critical root zone ("CRZ"), requires a variance under Section 22A-140(b) ("Variance"). Otherwise such resources must be left in an undisturbed condition.

This Application will require the removal or CRZ impact to one Protected Tree as identified in the Staff Report. In accordance with Section 22A-140(b), the applicant requested a Variance, and the Board agrees that the Applicant would suffer an undisturbed hardship by being denied reasonable and significant use of the Subject Property without the Variance.

The Board is asked the following findings necessary to grant the Variance:

1. Granting the Variance will not confer on the Applicant a special privilege that would be denied to other applicants.

Granting the variance will not confer a special privilege on the Applicant as the impact of the tree loss is due to necessary improvements within the public right-of-way to construct a shared use

MCPB No. 19-114
Forest Conservation Plan No. H-134
Cheng Property
Page 4

path. The Applicant is proposing a 24% impact to the critical root zone of a white oak tree. White oaks have good resilience to construction impacts, so if the tree is in good condition it should be able to overcome the impacts. Therefore, Staff believes that the granting of this variance is not a special privilege that would be denied to other applicants.

2. The need for the Variance is not based on conditions or circumstances which are the result of actions by the Applicant.

The requested variance is not based on conditions or circumstances which are the result of actions by the Applicant. The requested variance is based upon the existing site conditions and need to build shared use path in the public right-of-way.

3. The need for the Variance is not based on a condition related to land or building use, either permitted or non-conforming, on a neighboring property.

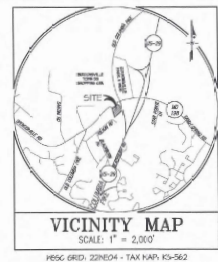
The requested variance is a result of the existing conditions and not as a result of land or building use on a neighboring property.

4. Granting the Variance will not violate State water quality standards or cause measurable degradation in water quality.
The variance will not violate State water quality standards or cause measurable degradation in water quality. The specimen tree will be retained, and the canopy is not proposed for pruning. Therefore, Staff concurs that the Project will not violate State water quality standards or cause measurable degradation in water quality.

No mitigation is required for Protected Trees impacted but retained.

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Planning Board in this matter, and the date of this Resolution is 09/10/2019 (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



MCPB No. 19-114
Forest Conservation Plan No. H-134
Cheng Property
Page 5

Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Chairman/Member, seconded by Commissioner/Member and Vice Chair/Member, and Commissioner/Member and Vice Chair/Member held and taken in open and public session at its regular meeting held on Thursday, September 26, 2019, in Silver Spring, Maryland.

Casey Anderson
Casey Anderson, Chair
Montgomery County Planning Board

- | | | | |
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| MR. RICHARD BRUNS, MANAGER
MONTGOMERY COUNTY PLANNING BOARD
200 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850
By e-mail: rbruns@montgomerycountymd.gov | MR. GUY L. LEE, DIRECTOR
10 MONROE ST
BETHESDA, MD 20814
By e-mail: glee@montgomerycountymd.gov | MR. ANDREW HARRIS, CHIEF OF STAFF
MONTGOMERY COUNTY PLANNING BOARD
200 ROCKVILLE PIKE, 2ND FLOOR
ROCKVILLE, MD 20850
By e-mail: aharris@montgomerycountymd.gov | MR. ANDREW HARRIS, CHIEF OF STAFF
MONTGOMERY COUNTY PLANNING BOARD
200 ROCKVILLE PIKE, 2ND FLOOR
ROCKVILLE, MD 20850
By e-mail: aharris@montgomerycountymd.gov |
| MR. DANIEL M. HANSEN, MANAGER
MONTGOMERY COUNTY PLANNING BOARD
200 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850
By e-mail: dhansen@montgomerycountymd.gov | MR. GUY L. LEE, DIRECTOR
10 MONROE ST
BETHESDA, MD 20814
By e-mail: glee@montgomerycountymd.gov | MR. ANDREW HARRIS, CHIEF OF STAFF
MONTGOMERY COUNTY PLANNING BOARD
200 ROCKVILLE PIKE, 2ND FLOOR
ROCKVILLE, MD 20850
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MONTGOMERY COUNTY PLANNING BOARD
200 ROCKVILLE PIKE, 2ND FLOOR
ROCKVILLE, MD 20850
By e-mail: aharris@montgomerycountymd.gov |
| MR. MARK BIAL, MANAGER
MONTGOMERY COUNTY PLANNING BOARD
200 ROCKVILLE PIKE, 2ND FLOOR
ROCKVILLE, MD 20850
By e-mail: mbial@montgomerycountymd.gov | MR. GUY L. LEE, DIRECTOR
10 MONROE ST
BETHESDA, MD 20814
By e-mail: glee@montgomerycountymd.gov | MR. ANDREW HARRIS, CHIEF OF STAFF
MONTGOMERY COUNTY PLANNING BOARD
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ROCKVILLE, MD 20850
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MONTGOMERY COUNTY PLANNING BOARD
200 ROCKVILLE PIKE, 2ND FLOOR
ROCKVILLE, MD 20850
By e-mail: aharris@montgomerycountymd.gov |
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MONTGOMERY COUNTY PLANNING BOARD
200 ROCKVILLE PIKE, 2ND FLOOR
ROCKVILLE, MD 20850
By e-mail: aharris@montgomerycountymd.gov | MR. GUY L. LEE, DIRECTOR
10 MONROE ST
BETHESDA, MD 20814
By e-mail: glee@montgomerycountymd.gov | MR. ANDREW HARRIS, CHIEF OF STAFF
MONTGOMERY COUNTY PLANNING BOARD
200 ROCKVILLE PIKE, 2ND FLOOR
ROCKVILLE, MD 20850
By e-mail: aharris@montgomerycountymd.gov | MR. ANDREW HARRIS, CHIEF OF STAFF
MONTGOMERY COUNTY PLANNING BOARD
200 ROCKVILLE PIKE, 2ND FLOOR
ROCKVILLE, MD 20850
By e-mail: aharris@montgomerycountymd.gov |

Public Affairs
Attorney
3000 Wisconsin Avenue
Suite 300
Bethesda, MD 20814

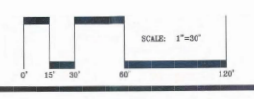
Kuo-Chen Cheng
3536 Reed Lane
Potsdam, MD 20854

Shin Pi Cheng
3105 Reed Lane
Potsdam, MD 20854

Exhibit 14(b)
OZAH Case No: CU 24-15

GLW
LANDMARK ENGINEERS ARCHITECTS
3900 NATIONAL DRIVE, SUITE 200 | BURTONSVILLE, MD 20886 | OLMPA.COM
PHONE: 301-495-1333 | FAX: 301-495-1333 | WWW.GLW.COM

ISSUED BY	DATE	DESCRIPTION	DATE	DESCRIPTION
KAF				
SWP/ST				
KAF	8/7/19	Finalized Forest Conservation area and associated conditions	LMF	KAF
SWP/ST			ST	APPC



PREPARED FOR:
Kuo-Chen Cheng
3100 Wood Lane
Potsdam, MD 20854
301-528-2429

SCALE: 1"=30'
TOWNSHIP: SEE SITE PLAN NOTES
DATE: APRIL 2019
TAX MAP: 98
KCS-562

PRELIMINARY FOREST CONSERVATION PLAN
BURTONSVILLE - CHENG PROPERTY
PARCELS C & D
PLAT NO. 12653
15985 & 15986 OLD COLUMBIA PIKE, BURTONSVILLE, MD 20886
COLUMBIA ELECTRIC DISTRICT No. 5
MONTGOMERY COUNTY, MARYLAND

D. L. N. File No. 161060
SHEET 2 OF 2

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Approved Preliminary Forest Conservation Plan No. H-134, including, without limitation, binding forest planting maintenance and all other applicable agreements.
Developer's Name: Kuo-Chen Cheng
Contact Person or Owner: Kuo-Chen Cheng
Address: 3536 Reed Lane, Potsdam, MD 20854
Phone: 301-528-2429
Signature: *Kuo-Chen Cheng*

