



June 20, 2024

Andrew Bradshaw
Project Manager, JBA Inc.
205 North Frederick Ave, Suite 100
Gaithersburg, MD 20877

Re: Forest Conservation Law Applicability
5501 Southwick Street, Bethesda, MD 20817

Dear Mr. Bradshaw,

Montgomery Planning Staff has reviewed your request to submit an existing conditions plan for a Forest Conservation Plan Exemption (FCPE) at 5501 Southwick Street in Bethesda. This FCPE was a Planning Department requirement of a conditional use application to increase the number of residents at the care facility on site from 8 to 10.


As evidenced by the attached existing conditions plan, no land disturbance is associated with this conditional use application. The subject property has a lot size of 21,586 square feet.

According to section 22A-4(b) of the Montgomery County Code, Montgomery County Forest Conservation Law applies to: “a person required by law to obtain approval of a special exception or a conditional use, or a sediment control permit on a tract of land 40,000 square feet or larger, and who is not otherwise required to obtain an approval under subsection (a).” As the lot size of the subject property falls under this 40,000 square feet threshold, we find that the Montgomery County Forest Conservation Law does not apply to this project. Therefore, the submission of an approved Natural Resources Inventory/Forest Stand Delineation and approved Forest Conservation Plan will not be required for the conditional use application.

Please don't hesitate to contact me at 240-928-0225 or via email at Domenic.Bello@montgomeryplanning.org should you have any questions or concerns.

Exhibit 15(a)
OZAH Case No: CU 24-19

Sincerely,

A handwritten signature in black ink, appearing to read 'Domenic Bello', is written over a light gray grid background.

Domenic Bello



Forest Conservation Inspector

Intake and Regulatory Coordination Division

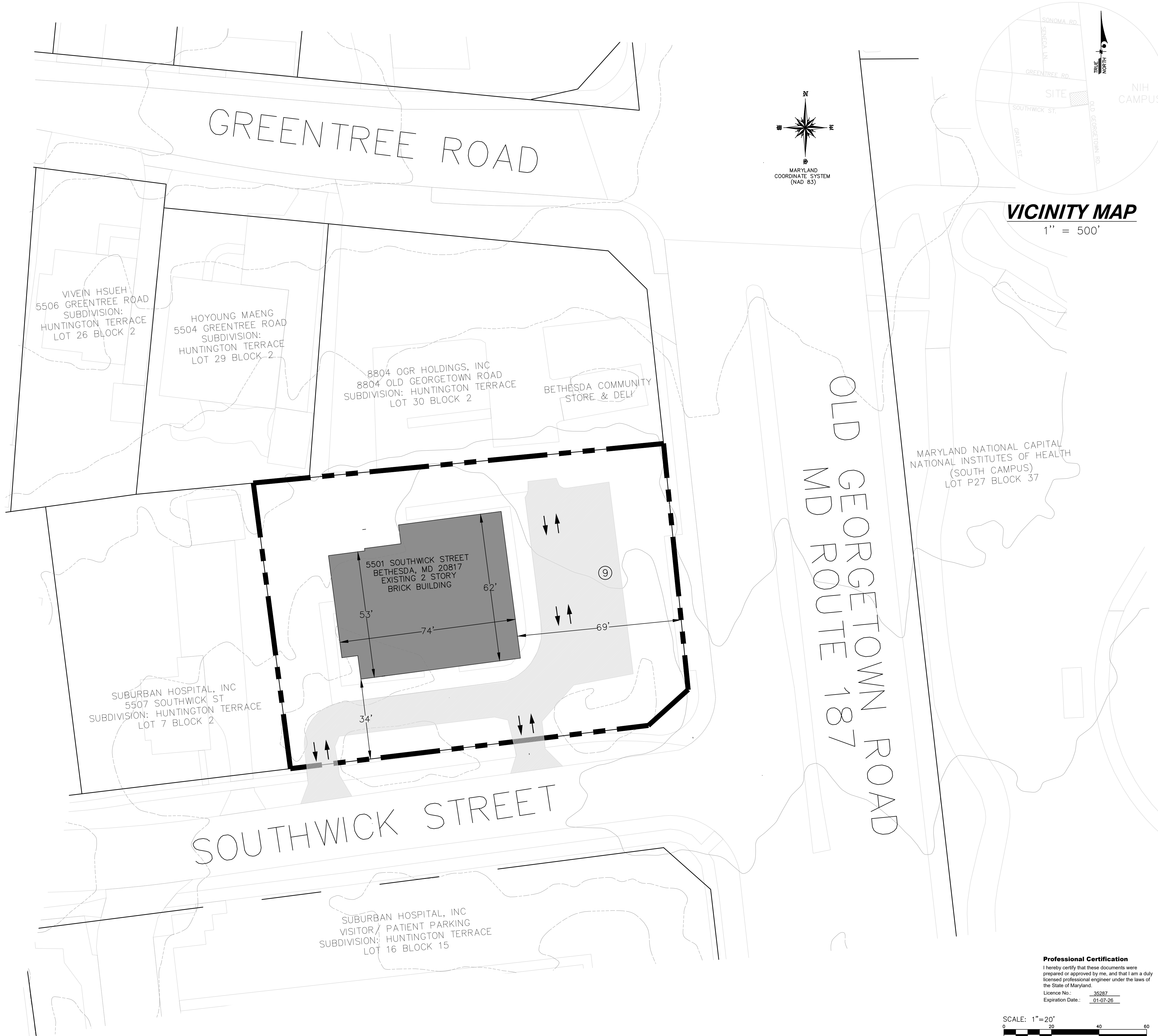
Montgomery County Planning Department

GENERAL NOTES:

1. OWNER: S. W. BLOYD PROPERTIES, LLC
SUBDIVISION: HUNTINGTON TERRACE AMENDMENT
LOT 8 BLOCK 2
21,586 S.F./ 0.4955 AC
2. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN SIGNIFICANT NATURAL FEATURES WITHIN LIMITS OF THIS APPLICATION
3. THERE ARE NO PROPOSED IMPROVEMENTS WITHIN LIMITS OF THIS APPLICATION
4. THERE ARE NO PROPOSED LOT LINES WITHIN THE LIMITS OF THIS APPLICATION
5. THERE ARE NO APPLICABLE LIMITS OF DISTURBANCE WITHIN THE LIMITS OF THIS APPLICATION
7. TO THE BEST OF OUR KNOWLEDGE, THERE IS ZERO REQUIRED ACREAGE OF FOREST TO BE CLEARED WITHIN THE LIMITS OF THIS APPLICATION

LEGEND	
	SUBJECT BUILDING
	SUBJECT PARKING LOT

OWNER:
S.W. BLOYD PROPERTIES, LLC
SUBDIVISION: HUNTINGTON
TERRACE AMENDMENT
LOT 8 BLOCK 2
21,586 S.F./ 0.4955 AC



VICINITY MAP
1" = 500'

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
Licence No.: 35287
Expiration Date: 01-07-28



REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

**5501 SOUTHWICK STREET
EXISTING CONDITIONS PLAN**
MONTGOMERY COUNTY
MARYLAND



PLAN NO.:	
SCALE:	1" = 20'
DATE:	6/13/24
SHEET:	C-1.01
FILE NO.:	23-065

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