



R-60 ZONE
MEETS PARKING LOT SCREENING SCREENING REQUIREMENT SECTION 6.2.9.B.2.

6' HIGH PRIVACY FENCE

5501 SOUTHWICK STREET
BETHESDA, MD 20817
EXISTING 2 STORY
BRICK BUILDING

- GENERAL NOTES:**
- OWNER: S. W. BLOYD PROPERTIES, LLC
SUBDIVISION: HUNTINGTON TERRACE AMENDMENT LOT 8 BLOCK 2
21,586 S.F./ 0.4955 AC
 - SCOPE: REQUEST TO INCREASE RESIDENT CAPACITY FROM 8 TO 10 OCCUPANTS
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN SIGNIFICANT NATURAL FEATURES WITHIN LIMITS OF THIS APPLICATION
 - THERE IS NO DISTURBANCE ASSOCIATED WITH THIS APPLICATION THEREFORE THE FOLLOWING APPLICATION REQUIREMENTS ARE NOT APPLICABLE:
 - NRI/FSD OR FOREST EXEMPTION
 - STORMWATER MANAGEMENT CONCEPT

PARKING:
R-60 ZONE; RESIDENTIAL CARE FACILITY
10 BEDS, 5 EMPLOYEES

REQUIRED:
0.25 SPA./BED = 3 SPACES
0.5 SPA./EMPLOYEE = 3 SPACES
TOTAL REQUIRED PARKING = 6 SPACES
TOTAL EXISTING PARKING PROVIDED = 9 SPACES

LEGEND

- SUBJECT BUILDING
- SUBJECT PARKING LOT
- PEDESTRIAN PATHWAY
- EXISTING LIGHT POLE

ii. **Development Standards**

Table 1: Development and Parking Standards (R-60 Zone)

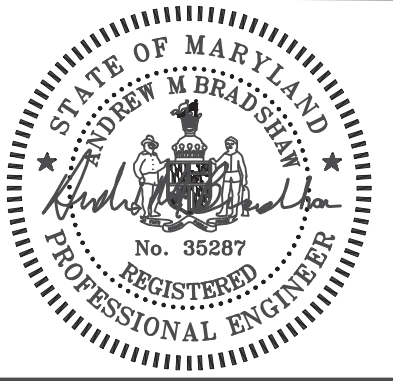
| Development Standard Section (59.4.4.9) | Permitted/Required | Existing/Proposed* |
|---|--------------------------------------|--------------------|
| Minimum Lot Area | 6,000 SF | 21,000 SF |
| Minimum Lot Width at Front Building Line | 60 ft | 74 ft |
| Minimum Lot Width at Front Lot Line | 25 ft | 74 ft |
| Maximum Density | 7.26 units/acre | <7.26 units/acre |
| Maximum Lot Coverage | 35% | < 35% |
| Minimum Front Setback | 25 ft | 25 ft |
| Minimum Side Setback | 8 ft | 8 ft |
| Minimum Sum of Side Setbacks | 18 ft | 18 ft |
| Minimum Rear Setback | 20 ft | 20 ft |
| Maximum Height | 35 ft | 35 ft |
| Vehicle Parking Requirement (Section 59.6.2.4.B) | | |
| (0.25 spaces per bed x 10 residents plus 0.5 spaces per employee x 4 employees) | 6 spaces | 9 spaces |
| Bicycle Parking spaces | 1 long-term and 1 short-term space** | 0 |

* There are no proposed external changes to existing building with this Application.
** The applicant is submitting a waiver for the bicycle parking requirements to the OZAH for approval by the Hearing Examiner at the scheduled Conditional Use Public Hearing.

Exhibit 19(g)
OZAH Case No: CU 24-19

SOUTHWICK STREET

OLD GEORGETOWN ROAD
MD ROUTE 187



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.: 01-07-26

J•B•A

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5501 SOUTHWICK STREET

SITE PLAN

MONTGOMERY COUNTY
MARYLAND

| FILE NO: | REVISIONS |
|-----------------|-----------|
| 23-065 | |
| SCALE: 1"=20' | |
| SHEET: C-1.00 | |
| DATE: 12/6/2024 | |