



# HILLS & DALES

## 700 BUCKINGHAM DRIVE

### SILVER SPRING, MD 20901

**PROPERTY INFORMATION**

PROPERTY RECORD DATA: PARCEL P328  
TAX ACCOUNT NO. 13-00959152  
LIBER 51575 AT FOLIO 00210

PROPERTY ADDRESS: 700 BUCKINGHAM DRIVE  
SILVER SPRING, MD 20901

OWNERS OF RECORD: KOREAN COMMUNITY SERVICE CENTER OF GREATER WASHINGTON, INC.  
7700 LITTLE RIVER TURNPIKE, #406  
ANNANDALE, VA 22003

TAX MAP: JP561  
WSSC 200-FOOT SHEET: 211NE01  
SITE AREA: 25,602 SF (MHG BOUNDARY SURVEY CONDUCTED 2024)  
ZONING CLASSIFICATION: R-60, RESIDENTIAL - 60  
MASTER PLAN: EAST SILVER SPRING MASTER PLAN  
WATER & SEWER CATEGORIES: W-1; S-1  
WATERSHED: NORTHWEST BRANCH  
EXISTING USE: PRIVATE CLUB  
PROPOSED USE: PRIVATE CLUB

**DEVELOPMENT STANDARDS FOR R-60 ZONE (STANDARD METHOD OF DEVELOPMENT)**

DEVELOPMENT STANDARDS FOR R-60	REQUIRED	PROPOSED/PROVIDED
MINIMUM LOT AREA - SECT. 4.4.9.B.1	6,000 SF	25,602 SF
OPEN SPACE - SECT. 3.4.8.B.2 (PRIVATE CLUB)	50% OR 12,801 S.F.	71% OR 18,207 S.F.
LOT - SECT. 4.5.3.C.2	N/A	
DENSITY - CONDITIONAL USE - PRIVATE CLUB Table 3.1.6 - 3.4.8		4585 <sup>2</sup>
<b>PRINCIPAL BUILDING SETBACK - SECT. 4.5.3C.3</b>		
FRONT - ADJ. TO UNIVERSITY BLVD (WEST)	25'	40'
SIDE STREET ADJ. TO BUCKINGHAM DR. (SOUTH)	25'	40'
SIDE (NORTH)	8'	12'
REAR - (EAST)	20'	252'
<b>PARKING SETBACK SECT. 6.2.5.K.2</b>		
SIDE (NORTH)	16' <sup>3</sup>	16'
REAR (EAST)	20'	200'
HEIGHT: PRINCIPAL BUILDING - SECT. 4.9.B.3	35'	35' <sup>4</sup>
TOTAL PARKING SPACES - SECT. 6.2.4.	12 <sup>5</sup>	13
ACCESSIBLE SPACES	1	1 VAN ACCESSIBLE <sup>6</sup>
BICYCLE PARKING SPACES - SECT. 6.2.4.C	1 <sup>7</sup>	1

NOTES:

- SITE AREA FROM MHG BOUNDARY SURVEY CONDUCTED 2024.
- GROSS FLOOR AREA PER FIELD SURVEY AND RESEARCH PREPARED BY MACRIS, HENDRICKS, & GLASCOCK, PA DATED FEBRUARY 2019. THE ANALYSIS EXAMINED EACH OF THE EXISTING FLOOR PLANS, INCLUDING THE BASEMENT, 1ST FLOOR, AND 2ND FLOOR.
- PURSUANT TO SECTION 6.2.5.K.2.B. THE REQUIRED SIDE YARD SET BACK FOR A PARKING FACILITY IS TWO TIMES THE MINIMUM R-60 8-FOOT REQUIRED SETBACK. THUS A 16-FOOT SETBACK IS REQUIRED FOR THE PARKING FACILITY ALONG THE NORTHERN PROPERTY LINE.
- BUILDING HEIGHT AS DESCRIBED IN CU 2017-12 REGARDING EXISTING UNCHANGED BUILDING.
- PRIVATE CLUB DENSITY = 4585 SF PER TABLE 6.2.4B. THE BASELINE MINIMUM IS 2.5 SPACES PER 1,000 SF OF GFA. 4585/1,000 = 4.58 AND 4.58 X 2.5 = 11.5. THUS 12 SPACES ARE REQUIRED.
- THE VAN ACCESSIBLE PARKING SPACE IS ONE OF THE 13 PROVIDED PARKING SPACES ON SITE. (PROPOSED PARKING SPACES ARE 1 VAN ACCESSIBLE AND 12 STANDARD).
- PURSUANT TO TABLE 6.2.4C. BICYCLE PARKING IS 0.5 SPACES PER 10,000 SF OFFICE GFA. TOTAL PROPOSED PRIVATE CLUB GFA = 4585 SF. THUS, 1 BIKE PARKING SPACE IS REQUIRED.

**GENERAL NOTES**

- THE TOPOGRAPHY SHOWN WAS PREPARED USING PHOTOGRAMMETRIC METHODS SUPPLEMENTED WITH MHG FIELD SURVEYS AND AVAILABLE UTILITY RECORDS.
- EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
- BOUNDARY INFORMATION IS BASED ON A BOUNDARY SURVEY PREPARED BY MACRIS, HENDRICKS & GLASCOCK, P.A. SUPPLEMENTED WITH RECORDED DEEDS & PLATS.
- THE PROPERTY IS SUBJECT TO THE FOLLOWING APPROVALS:  
4.1. CONDITIONAL USE (CU 2017-12)
- ALL UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE; SEE APPROVED UTILITY DRAWINGS.  
SERVICING UTILITY COMPANIES INCLUDE:  
WATER & SEWER: WSSC  
NATURAL GAS: WASHINGTON GAS  
ELECTRIC: POTOMAC EDISON  
TELECOMMUNICATIONS: VERIZON
- REFER TO THE ZONING DATA TABLE ON CU2.01 FOR DEVELOPMENT STANDARDS.

**LEGEND**

EXISTING	PROPOSED
NEIGHBORHOOD	---
CONDITIONAL USE BOUNDARY	---
CONTOUR (10')	---
CONTOUR (2')	---
SPOT ELEVATION	+ 74.0
CURB & GUTTER	---
CONCRETE	---
ASPHALT	---
2" MILL & OVERLAY	---
BUILDING WALL	---
RETAINING WALL	---
LIMITS OF DISTURBANCE (A 100 SF)	---
8" W (D) (W)	8" W (D)
8" W (F) (F)	8" W (F)
WATER LINE (GOMESTIC)	---
WATER LINE (FIRE)	---
FIRE HYDRANT	---
SEWER LINE	---
STORM DRAIN LINE	---
OVERHEAD UTILITY WIRES	---
GAS LINE	---
UNDERGROUND ELECTRIC	---
UNDERGROUND COMMUNICATIONS	---
FENCING	---
EASEMENT	---
PROPERTY BOUNDARY	---
LIGHT POLE	---
TREE	---
SIGN	---

**GRAPHIC SCALE**

1" = 100 FT

0 50 100 150 200

**REVISIONS**

NO.	DESCRIPTION	DATE

TAX MAP JP61 WSSC 211NE01

PARCEL: P328  
DEED REF: L 51575 F.210  
13TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

**HILLS & DALES**  
**700 BUCKINGHAM DRIVE**

PROJ. MGR TKH  
DRAWN BY TKH  
SCALE 1"= 100'  
DATE 3/2025

**CONDITIONAL USE COVER SHEET**

**CU0.01**  
PROJECT NO. 19.155.12  
SHEET NO. 1 OF 1

CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
LAND PLANNING

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**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. Lic. No. 35196 Exp. Date: 01/05/2026

OWNER:  
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