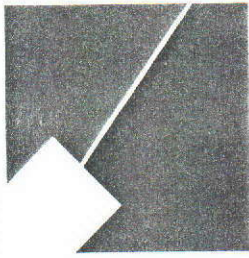


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Montgomery County Department of Park & Planning
County-wide Planning Division
Environmental Planning
Fax Transmittal Sheet

(301)495-4540 • FAX (301)495-1303

Date: 5/29/03

To: Hank Kodan at Fax Number: 301-260-9670

Ryan Classics

From: Candy Bunnag

Re: Lot 12, Block B,
Denit Estates

Number of pages, including this page: 1

Based on our field meeting of 5/21/03, review of the forest conservation plan file, and the site plan for Lot 12, Block B in Denit Estates, I cannot approve eliminating the recorded conservation easement on Lot 12. The conservation easement was created to coincide with a 200-foot wide environmental buffer. The buffer areas within the Denit Estates subdivision include both forested and unforested land. This lot, as well as some other lots in the subdivision, lies partly in the buffer and, therefore, has a conservation easement.

It appears that the proposed house could be slightly shifted and angled northwards to create a somewhat larger backyard outside the conservation easement than the currently proposed configuration.

If the concern is tall, unmowed grass within the on-lot conservation easement, the lot owner may want to consider planting native trees and shrubs within the easement and placing mulch or woodchips between the planted trees and shrubs to limit the growth of grasses. In time, the trees and shrubs would create a shaded area that would prevent grasses from growing in the understory.

If the owner wants to plant within the easement area, a planting plan would need to be submitted to M-NCPPC Environmental Planning staff for review and approval.

If you have any other questions, please contact me at 301-495-4543.

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Denet Estate

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