



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

August 11, 2003

Mr. Marcos Sanchez
21323 Denit Estates Drive
Brookeville, Maryland 20833

Re: Request for fence at 21323
Denit Estates Drive

Dear Mr. Sanchez:

This is to respond to your letter, dated July 17, 2003, requesting a fence at the above-referenced address. The drawing you submitted with the letter shows that the proposed fence would be located both within and outside the Category I conservation easement on the property. For those sections of the fence that lie outside the conservation easement, M-NCPPC staff does not have authority to permit the construction of the fence sections.

M-NCPPC staff does have authority to review and approve sections of fencing that lie along or within a conservation easement area. Two sections of the proposed fence lie within the conservation easement. M-NCPPC staff cannot approve the two fence sections as proposed because they would fragment the conservation easement area. Fences are only allowed if they are located at the boundary of a conservation easement or along the property line. In addition, the "wooden estate fence" that is proposed is not an open type fence that is typically allowed along a conservation easement boundary. The type of fence that is allowed is a split rail (with or without chicken wire) or similar type fence.

If you want to construct a "wooden estate fence", I would suggest that the fence location be revised so that none of the fence sections lies within the conservation easement or on its boundary. It appears that there would be enough space to relocate the fence to avoid the conservation easement area.

If you have any additional questions, you may contact me at (301)-495-4543.

Sincerely,

Candy Bunnag,
Environmental Planner
County-wide Planning Division