



Application for

SPECIAL EXCEPTION APPLICATION

SPX

2/09

Community Planning and
Development Services

Received

4/12/2022

City of Rockville

Department of Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: pds@ockvillemd.gov • Web site: www.rockvillemd.gov

TYPE OF APPLICATION:

- Special Exception Special Exception Modification - Major
 Special Exception Modification - Minor

Please Print Clearly or Type

Property Address information 1117 Highwood Rd Rockville MD 20851

Subdivision warrens 2nd addition to rockcrest Lot(S) 1 Block 0

Zoning Residential / R-60 Tax Account (S) 8017393508 , _____ , _____

Applicant Information:

Please supply Name, Address, Phone Number and E-mail Address

Applicant Joshua Schroeder, 704-350-5674, baltimore4ravens@gmail.com

Property Owner Joshua Schroeder, 704-350-5674, baltimore4ravens@gmail.com

Architect _____

Engineer _____

Attorney _____

Project Name Occupancy Request for 1117 Highwood Road - Accessory Apartment

Project Description Requesting special exception for 1117 Rockville Road Accessory Apartment to allow with separate entrance, one bedroom, half bath and kitchen to tenant. Also request to furnish kitchen

STAFF USE ONLY

Application Acceptance:

Application # SPX2022-00402
 Pre-Application _____
 Date Accepted _____
 Staff Contact _____

OR

Application Intake:

Date Received 4/12/2022
 Reviewed by _____
 Date of Checklist Review _____
 Deemed Complete: Yes No

Level of review and project impact:

This information will be used to determine your project impact, per section 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only.

Tract Size .25 acres, # Dwelling Units Total 1 Square Footage of Non-Residential 0
 Residential Area Impact 100 %
 Traffic/ Impact/Trips 60

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	1
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	1
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 10,000 square feet	10,001 to 50,000 square feet	50,001 or greater square feet	1
Residential Area Impact	No residential development in a residential zone within 1/4 mile of the project	35% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	65% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area.	1
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	2
Points Total*	6				
The total of the points determine the level of notification and the approving authority .					

Based on the Impact Total Your Level of Notification Will Be:

- 0-6 pts. - mailed to 750 ft. of a project area 7-9 pts. - mailed to 1,000 ft. of project area
 10-12 pts. - mailed to 1,250 ft of project area 13+ pts. - mailed to 1,500 ft. of project area

Proposed Development:

Retail N/A Sq. Footage # of Required Parking Spaces _____
 Office N/A Sq. Footage # of Provided Spaces _____
 Restaurant N/A Sq. Footage # of Required Handicap Parking Spaces _____
 Other N/A Sq. Footage # of Provided Handicap Parking Spaces _____

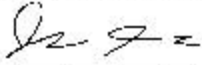
Bicycle Parking: # Long Term N/A # Short Term _____ Total # Provided _____

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) residential

Previous Approvals: (if any)

Application Number	Date	Action Taken
S-209-93	06/17/93	Pass
_____	_____	_____

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

 04/08/2022

Please sign and date

Application Checklist:

Submitted:

- Complete Application
- Filing Fee (to include Sign Fee)
- Pre-Application Number _____ Documentation (Development Review Committee Meeting Notes)
- Proposed Area Meeting Date June 9, 2022 including location 111 Maryland Ave Rockville, MD 20850
- A copy of the either a subdivision plat or an identification plat
- A copy of the official zoning map (should have purchased when PAM application was applied for.)
- An explanation of how this proposed use will meet the general requirements for granting a special exception and the special requirements, if any.
- A site plan that includes all existing and proposed site improvements.
- Plans and specifications for any signs that may be required in residential zones.
- A detailed site development plan prepared and certified by a professional engineer. (Eleven (12) copies- Fifteen (15) if on a state highway: (size 24' x 36')(folded to 8 1/2' X 11').
- Submittal of CTR (Comprehensive Transportation Review) Report- with Fee (copy to CPDS) (if applicable).
- Approved NRI/FSD (if required)
- Landscape Plan (if required) (6 copies)
- Approved Stormwater Concept Plan
- A preliminary schedule of development including time specific staging and phasing of:
 - Residential area to be developed in order of priority of type of dwelling unit
 - The construction of streets, utilities, and other improvements necessary to serve the project are;
 - The dedication of land to public use; and
 - The construction of nonresidential facilities
- Scope of work narrative to include statement of justification that address compliance with:
 - Mixed Use design Standards
 - Layback slope
 - LSL manual
 - APFO
 - Parking
 - Shadows
 - Signs
 - Public use per Zoning
 - Impervious surface
- Additional Information Required by Planning Staff
- Electronic Version (PDF format)

Comments on Submittal: (For Staff Use Only)
