

Frederick County Planning Commission



December 10, 2025

The Ledge House

Site Plan

The Applicant is requesting Site Development Plan approval for a 9,330 square foot Rustic Retreat on a 25-acre site.

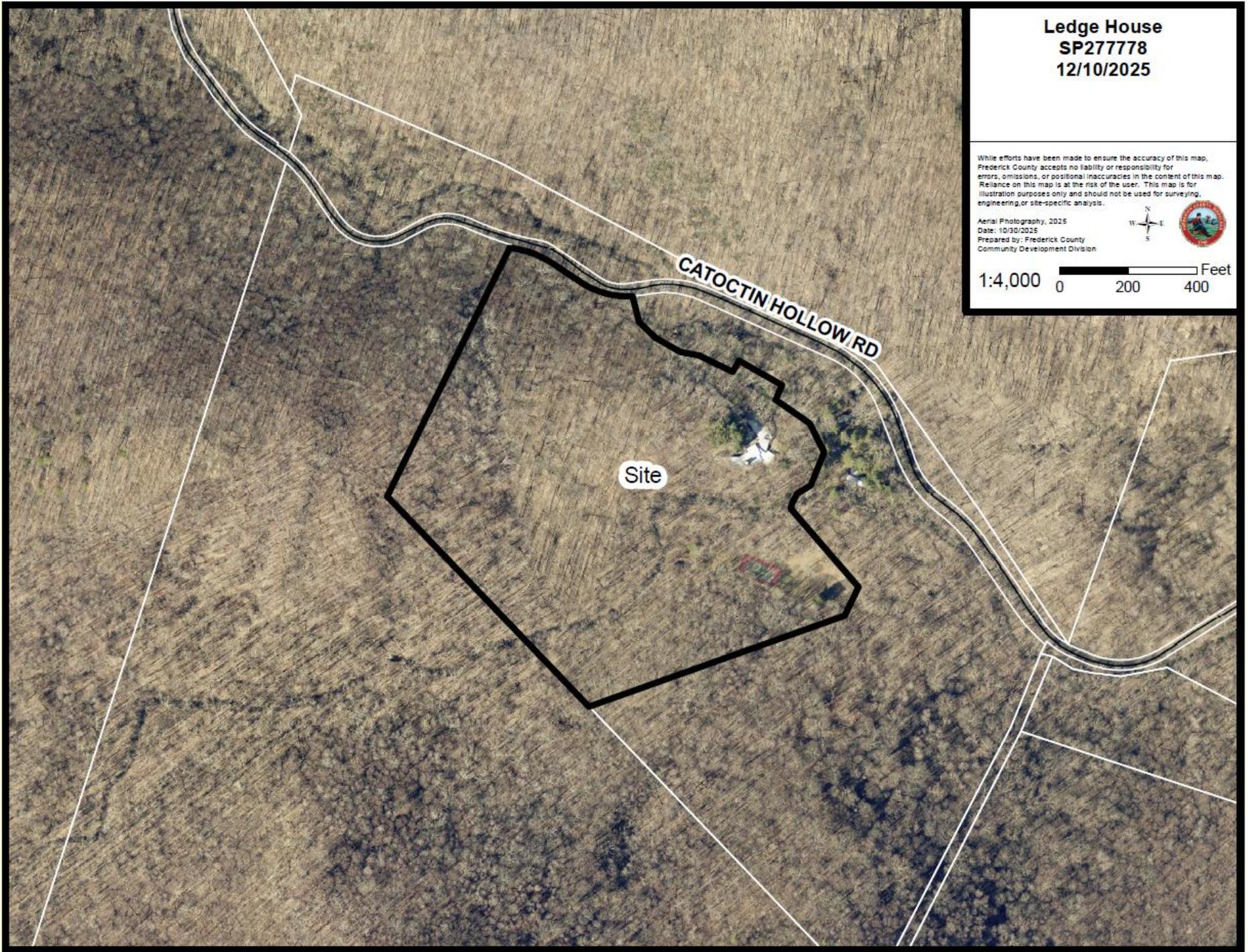
**Ledge House
SP277778
12/10/2025**

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

Aerial Photography, 2025
Date: 10/30/2025
Prepared by: Frederick County
Community Development Division



1:4,000 Feet
0 200 400



Ledge House
SP277778
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Zoning

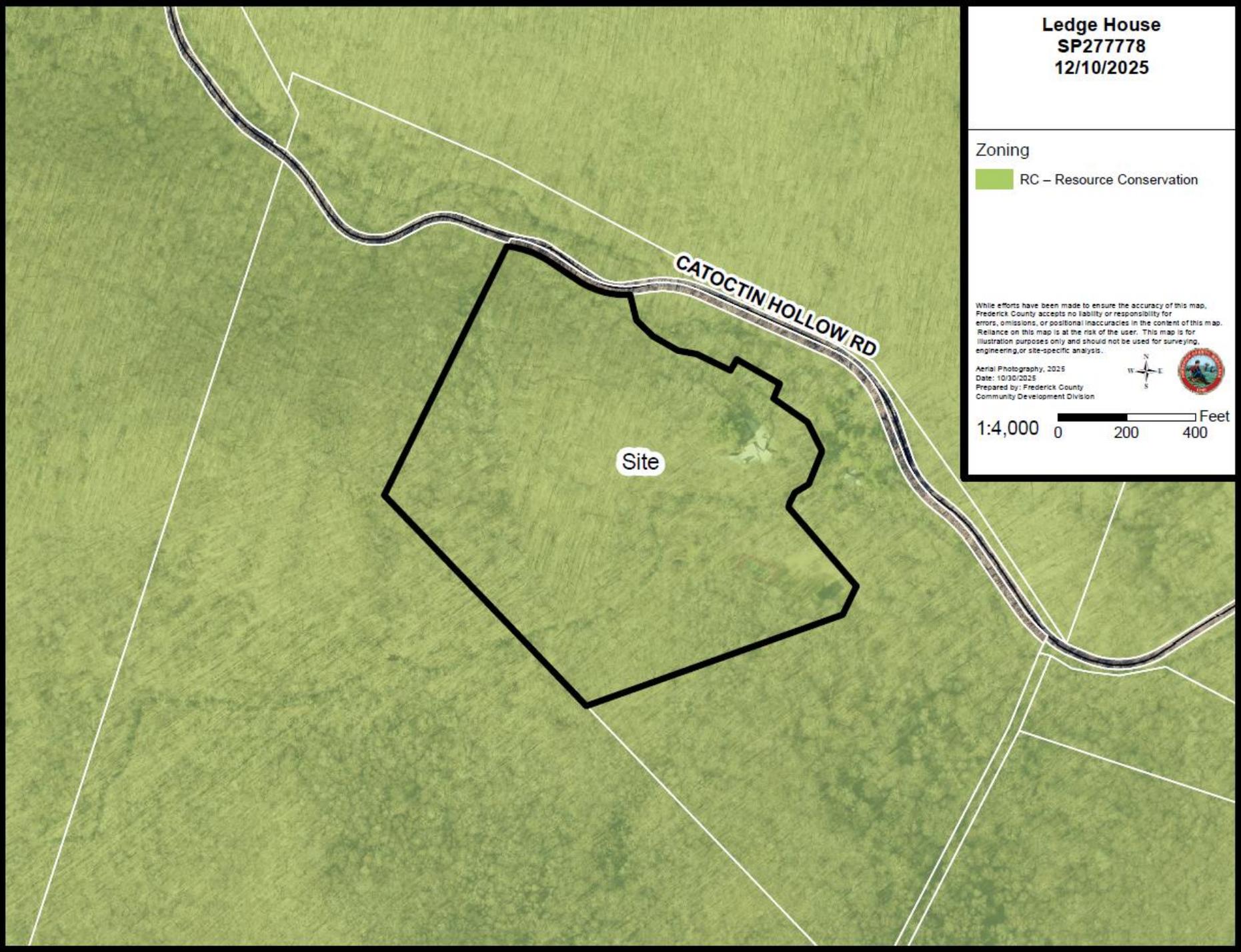
 RC – Resource Conservation

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1:4,000  Feet
0 200 400



Ledge House
SP277778
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Comprehensive Plan

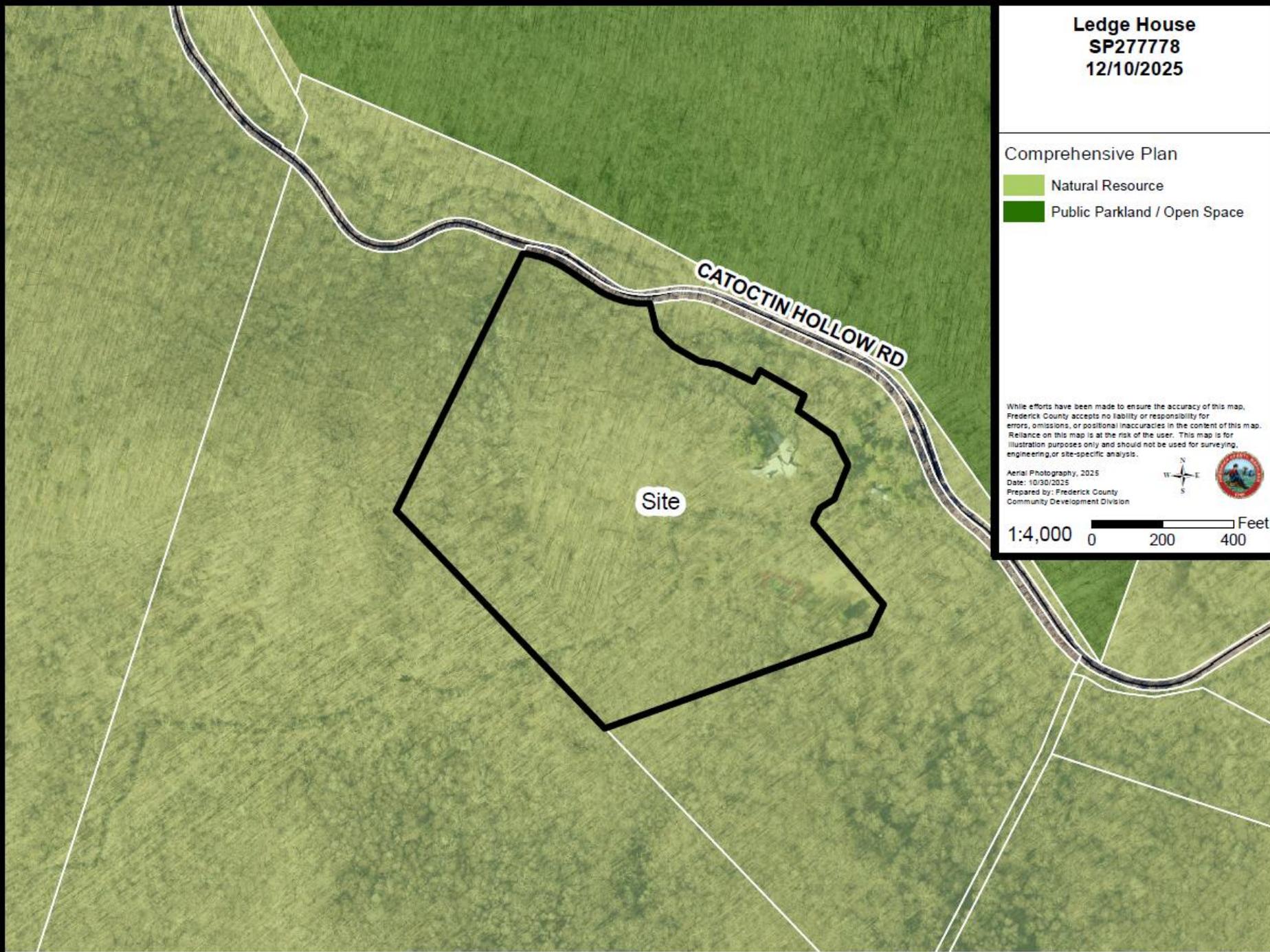
-  Natural Resource
-  Public Parkland / Open Space

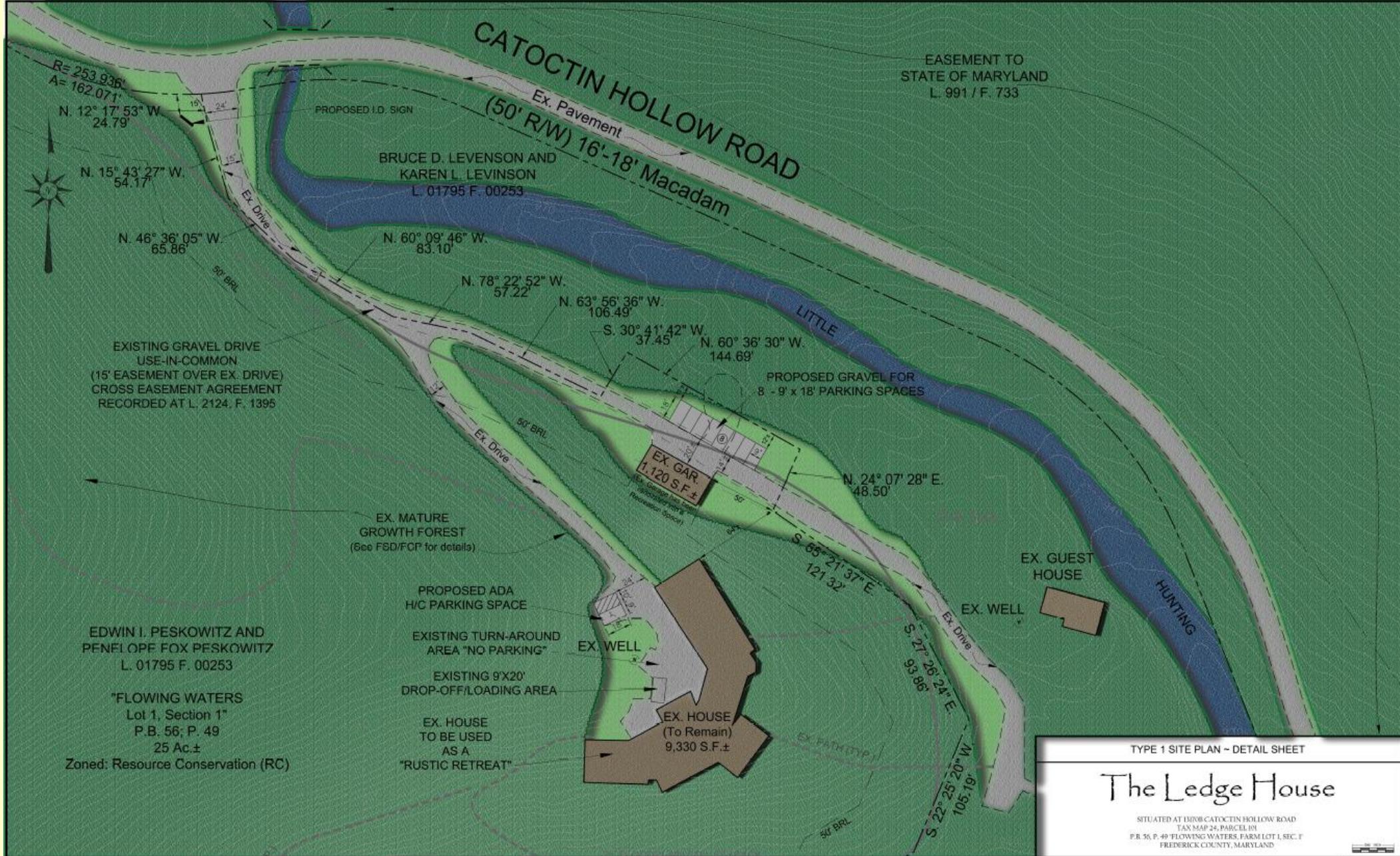
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1:4,000 0 200 400 Feet





EASEMENT TO
STATE OF MARYLAND
L. 991 / F. 733

CATOCTIN HOLLOW ROAD
Ex. Pavement
(50' R/W) 16'-18' Macadam

BRUCE D. LEVENSON AND
KAREN L. LEVINSON
L. 01795 F. 00253

EXISTING GRAVEL DRIVE
USE-IN-COMMON
(15' EASEMENT OVER EX. DRIVE)
CROSS EASEMENT AGREEMENT
RECORDED AT L. 2124. F. 1395

PROPOSED GRAVEL FOR
8 - 9' x 18' PARKING SPACES

EX. GAR.
1,120 S.F.±

EX. MATURE
GROWTH FOREST
(See FSD/FCF for details)

EX. GUEST
HOUSE

EDWIN I. PESKOWITZ AND
PENEL OPE FOX PESKOWITZ
L. 01795 F. 00253

PROPOSED ADA
H/C PARKING SPACE

EXISTING TURN-AROUND
AREA "NO PARKING"

EXISTING 9'X20'
DROP-OFF/LOADING AREA

EX. HOUSE
TO BE USED
AS A
"RUSTIC RETREAT"

EX. HOUSE
(To Remain)
9,330 S.F.±

"FLOWING WATERS"
Lot 1, Section 1"
P.B. 56; P. 49
25 Ac.±
Zoned: Resource Conservation (RC)

TYPE 1 SITE PLAN - DETAIL SHEET

The Ledge House

SITUATED AT 13008 CATOCTIN HOLLOW ROAD
TAX MAP 24, PARCEL 101
P.B. 56, P. 49 "FLOWING WATERS, FARM LOT 1, SEC. 1"
FREDERICK COUNTY, MARYLAND

DATE	BY	REVISION
10-09-23	DL	Revised per Staff Comments
10-09-23	DL	Revised per Staff Comments



LINGG
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Land Use Consulting • Land Planning & Design • Project Management • Site Planning
Subdivision Planning • Grading/Drainage Consulting • Development Rights & Approval Strategies
Civil Engineering & Land Surveying Management

TOTAL P.	1" = 50'
INITIAL DWG DATE	July 3, 2023
SHEET 3 OF 5	
LPC PROJECT NO.	0274-103

RECOMMENDATION

Staff has no objection to conditional approval of the Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the site plan is valid for a period of three (3) years from the date of Planning Commission approval (December 10, 2028).

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following modifications are granted and conditions are met:

Planning Commission approval of the following modification request from the Applicant:

1. Approval of a modification under §1-19-6.400(F) to allow for the mature trees to be used to meet the street tree requirements (See Exhibit #2).
2. Approval of a modification under §1-19-6.400(F) to allow for the existing forest and the natural landscape to be used to meet the landscaping and buffering requirements.
3. Approval of a modification to a decrease in the drive aisle width to 14-feet per Section 1-19-6.220.(B)(3)(C) due to the adaptive reuse of the Site.
4. Approval of a modification under 1-19-6.210.(B) to provide only one small loading space.

RECOMMENDATION CONTINUED

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Remount the existing lights to meet the 18-foot lighting height.
3. Add a note that the landscaping will be maintained in living condition.
4. Revise building square footage in loading space note to reflect 9,330 sq.ft.
5. The Combined Preliminary/Final Forest Conservation Plan must be approved prior to Site Plan approval. FRO mitigation (easement recordation) must be provided prior to applying for grading permits or building permits, whichever is applied for first.