

# 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.



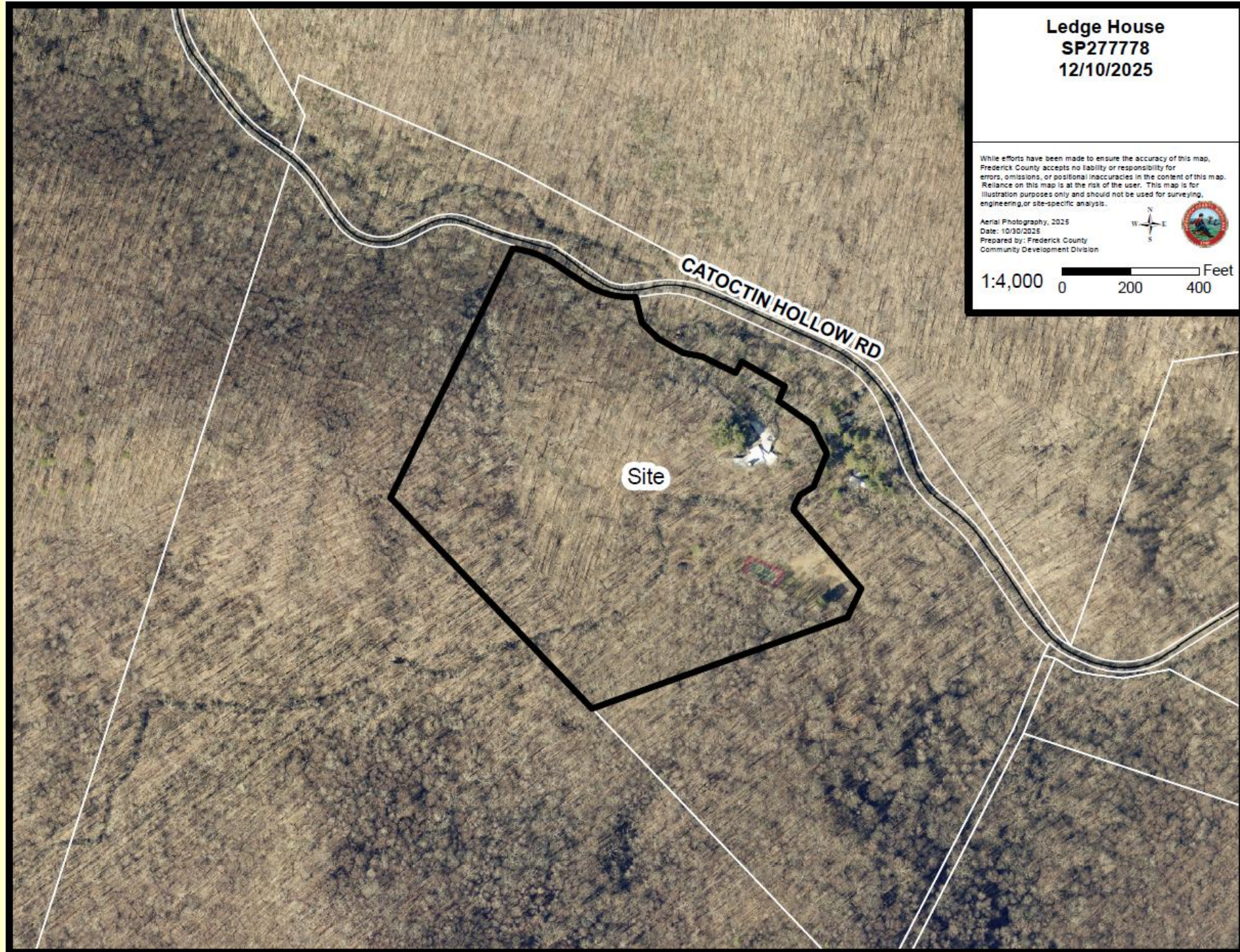
Ledge House  
SP277778  
12/10/2025

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 0 200 400 Feet





Ledge House  
SP277778  
12/10/2025

Zoning

RC – Resource Conservation

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

Site

CATOCTIN HOLLOW RD



Ledge House  
SP277778  
12/10/2025

### Comprehensive Plan

-  Natural Resource
-  Public Parkland / Open Space

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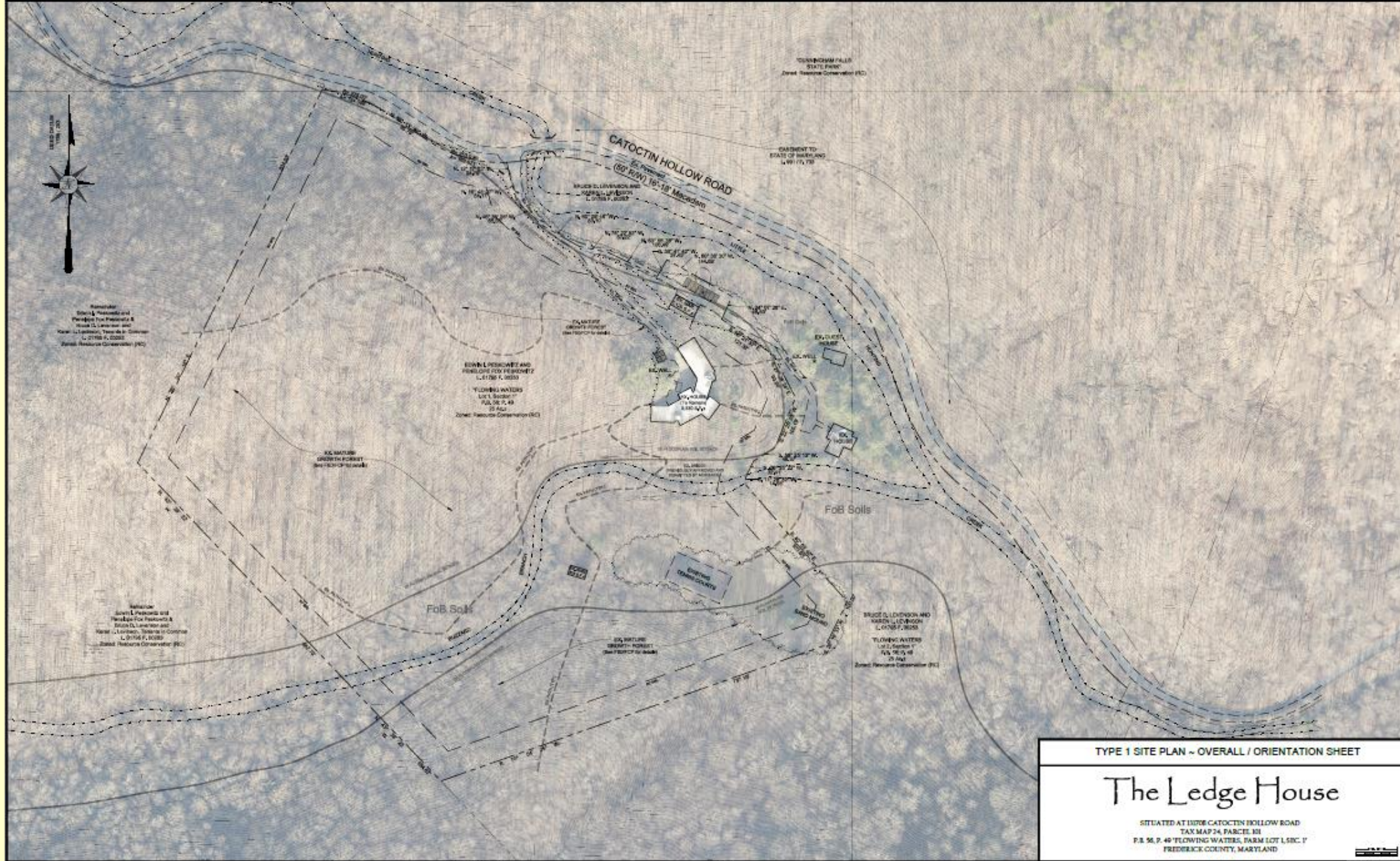
CATOCTIN HOLLOW RD

Site









TYPE 1 SITE PLAN ~ OVERALL / ORIENTATION SHEET

# The Ledge House

SITUATED AT 1300E CATOCTIN HOLLOW ROAD  
TAX MAP 24, PARCEL 101  
P.B. 56, P. 40 TOWNSHIP WATERS, FARM LOT 1, SEC. 7  
FREDERICK COUNTY, MARYLAND

DATE: 07/15/2023	BY: LJC	PLAN NUMBER: 001	DATE: 07/15/23	BY: LJC
PROJECT: THE LEDGE HOUSE	REVISION: 1	1. REVISION 1: 07/15/23	DATE: 07/15/23	BY: LJC
OWNER: LJC	DATE: 07/15/23			
DATE: 07/15/23				



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(800) 694-4272 x1

SCALE: 1" = 40'
DATE: 07/15/2023
BY: LJC
PROJECT: THE LEDGE HOUSE







## **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.