TITLE: As You Like It Landscaping  
(Property of Jeffrey and Eunice Aronson)

FILE NUMBER: SP-14-16, AP#15085 (APFO#15086, FRO #15087, SWM#15463)

REQUEST: Site Development Plan Approval  
The Applicant is requesting site development plan approval for a Limited Landscape Contractor operation with a Caretaker Residence in the Agricultural District on a 12.10-acre parcel.

PROJECT INFORMATION:
ADDRESS/LOCATION: 4224 Ijamsville Road, located on the west side of Ijamsville Road, at its intersection with Ball Road, ¾ mile south of Ijamsville
TAX MAP/PARCEL: Tax Map 87, Parcel 45
COMP. PLAN: Agricultural
ZONING: Agricultural
PLANNING REGION: Urbana
WATER/SEWER: NPS

APPLICANT/REPRESENTATIVES:
APPLICANT: Jeffrey and Eunice Aronson
OWNER: - same -
ENGINEER: Terra Solutions Engineering, LLC
ARCHITECT: N/A
ATTORNEY: N/A

STAFF: Denis Superczynski, Principal Planner II

RECOMMENDATION:
Conditional Approval

ATTACHMENTS:
Exhibit 1 – As You Like It Landscaping - Site Plan Rendering
Exhibit 2 – Request for Approval of Alternate Landscape Plan (Modification)
STAFF REPORT

ISSUE
Development Request
The Applicant is requesting site development plan approval for a Limited Landscape Contractor operation with a Caretaker Residence in the Agricultural Zoning District, on an existing pre-developed 12.10-acre parcel located ¾ mile south of the village of Ijamsville. The proposed use is being reviewed as a “Limited Landscape Contractor” land use under the heading of Commercial Business and Personal Services per §1-19-5.310 Use Table in the Zoning Ordinance. Limited Landscape Contractor is a principal permitted use in the Agricultural (A) Zoning District subject to site development plan approval under the special provisions laid out in Section 1-19-8.441 of the Ordinance. An existing single-family detached dwelling (and its associated accessory structures) located along Ijamsville Road on the eastern side of the property are to remain. This residential structure will provide office space to support the landscaping business (up to 3,729 s.f.) as well as serve as a Caretaker’s Residence on the Site.

The proposed development consists of an existing contemporary home on approximately 1 acre of the parcel and the limited landscape contractor use scattered across an area of approximately 3.5 acres. The landscape contractor activities are situated between the residence and the forested area on the western and southern portions of the site. Several existing outbuildings and sheds, and a proposed 3,000 s.f. work shop building to be located in the southeastern corner of the property comprise the contractor use. Concrete stockpile bins of landscape material are located adjacent to the proposed work shop and will face a centralized staging area located in this area of the parcel (see aerial image below).

Visitation by customers will be restricted as the Site is not designed to function as a retail facility. Two commercial vehicle entrances will be established and improved with driveways converging at the parking and work areas in the center of the property.

Figure 1: Site Vicinity Map – Aerial Image
BACKGROUND

Development History

This 12.10-acre parcel is currently developed and used as a limited landscape contractor business. The Site has been gradually developed without an approved Site Development Plan beginning in the 1990’s. The Applicant began working with the County when they became aware of the compliance issues including the process of reversing previous development activity (clearing, deforestation, and installation of impervious surface area in excess of that which is allowed under Section 1-19-8.441). The Applicant is now seeking Site Development Plan approval to bring the site fully into compliance with current zoning regulations.

Existing Site Characteristics

The proposed use currently occupies a significant portion of the cleared area on the property. The house and associated accessory structures are located on the eastern side of the parcel fronting on Ijamsville Road. Slightly more than 11% of the parcel is in impervious surface (buildings, paving, compacted dirt/gravel, patio area, swimming pool, mulch stockpiles). As recently as the 1990’s, the majority of the parcel remained in forest cover. In the mid-2000’s, areas in the central portion of the property were cleared and paved with asphalt and gravel to support the growing business operations on the site. Much of the most recently cleared area (2007-2014) has been restored to an undeveloped condition and will be planted in forest cover. (see Figure 3)
The property is currently served by three (3) driveways, with two of the drives serving the business operations in the central portion of the site, and the original centrally-located residential driveway serving the existing residential structure. Stockpile and staging areas are located toward the south end of the property and are situated in a cleared ‘nook’ surrounded on three sides by forest cover that will remain as part of this Site plan proposal. (see Figure 4)

Two on-site septic areas have been approved for commercial use by the Health Department and will provide disposal capacity for up to 400gpd (total). An existing well has been tested and approved for use on the site.

**Surrounding Land Uses:** Land uses in the vicinity of this proposal include the following:

North and East – The properties bordering this Site on the north (across Ball Road) and on the east (across Ijamsville Road) are zoned Agricultural (A) but are comprised of a mix of low density, large lot residential and agricultural uses.

South – Immediately adjacent to this proposed use are several residential properties separated from the subject site by a forested buffer. Further south of the Aronson property is the northeastern edge of the Urbana Highlands PUD (approximately ¼ mile) and the larger Urbana Community Growth Area.

West – Agricultural land predominates west of the Aronson property.
ANALYSIS

Summary of Development Standards Findings and Conclusions

The key issues associated with this site plan include:
- Establishing compliance with site plan criteria for an existing use
- Layout of the proposed structures and contractor storage/work/staging areas
- Access and internal circulation for contractor vehicles
- Vegetative screening of the site

Detailed Analysis of Findings and Conclusions

Site Development Plan Approval shall be granted based upon the criteria found in §1-19-3.300.4 Site Plan Review Approval Criteria of the Frederick County zoning ordinance. The application is also subject to the Specific Use Regulations in § 1-19-8.441 - LIMITED LANDSCAPE CONTRACTOR IN THE A DISTRICT.

Site Development §1-19-3.300.4 (A): Existing and anticipated surrounding land uses have been adequately considered in the design of the development and negative impacts have been minimized through such means as building placement or scale, landscaping, or screening, and an evaluation of lighting. Anticipated surrounding uses shall be determined based upon existing zoning and land use designations.
Findings/Conclusions

1. Dimensional Requirements/Bulk Standards §1-19-6.100: The proposed Site Development Plan adheres to the lot dimensions required for a Natural Resources use in the Agricultural (A) Zoning District as established in Section 1-19-8.441(C).

The proposed setbacks for the facility are the following:

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<tr>
<td>Minimum Lot Area</td>
<td>5 acres</td>
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<tr>
<td>Minimum Lot Width</td>
<td>300’</td>
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<tr>
<td>Front Yard</td>
<td>40’</td>
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<tr>
<td></td>
<td></td>
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<tr>
<td>Side Yard</td>
<td>50’</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>Corner Lot – No Rear Yard Identified (per §1-19-6.140)</td>
</tr>
<tr>
<td>Max Building Height</td>
<td>30’</td>
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</table>

The site development plan reflects several existing buildings on-site with varying heights. None of the new or existing structures would surpass the maximum height of 30 feet for Natural Resource uses in the Agricultural District.

2. Signage §1-19-6.300: Per zoning ordinance the maximum signage allowed for business identification in the Ag and RC zoning districts is limited to 25 square feet and a maximum of 15’ in height. The Applicant must file for a sign permit prior to construction/installation of a business identification sign on the property.

Any existing on-site signage requires review and approval as part of the overall Site Development Plan sign package or must be removed prior to the final approval of this Site Development Plan.

3. Landscaping & Screening §1-19-6.400: The Applicant has provided landscape screening along the northern and eastern edges of the parking area in order to screen the view of open business activity areas from the adjacent parcels to the north and east. The existing forested area west of the Subject site is to be maintained and will serve as a substantial visual buffer to operations on the site as viewed from this direction. The requirement for landscaping of the parking area is addressed through the existing and proposed mixed planting along the edges of this activity area. Given the nature of the business activity and maneuvering of vehicles islands within the parking area have not been proposed. The Applicant has provided landscaping along the north, south, and eastern edge of the parking area as an alternate to providing standard parking island requirements.

Thirty-two (32) street trees are required along the 1,136 ft. frontage of the parcel (measured along both Ball Road and Ijamsville Road on this corner lot). The Applicant has proposed the planting of three trees and will maintain 27 trees along the property frontage and within the parking area. The Applicant has submitted a Modification Request seeking approval of an alternate landscaping plan by the Planning Commission (see Exhibit 2).
The Applicant has installed a concrete materials bin structure and will indirectly screen this structure through the maintenance of the forested buffer west, south and east of the structure. The landscaping, as proposed, meets the intent of the landscaping provisions of the zoning ordinance provided the Planning Commission approves the alternate landscaping plan.

4. Lighting §1-19-6.500: The Applicant does not propose any lighting for the site associated with the Limited Landscape Contractor use. Prior to final signature approval of the site development plan the Applicant shall add a note to the plan stating that no lighting is proposed.

*Transportation and Parking §1-19-3.300.4 (B):* The transportation system and parking areas are adequate to serve the proposed use in addition to existing uses by providing safe and efficient circulation, and design consideration that maximizes connections with surrounding land uses and accommodates public transit facilities. Evaluation factors include: on-street parking impacts, off-street parking and loading design, access location and design, vehicular, bicycle, and pedestrian circulation and safety, and existing or planned transit facilities.

**Findings/Conclusions**

1. **Access/Circulation:** Access to the As You Like It Landscaping site will be accommodated via two
driveways improved with commercial entrances as identified on the Site Plan from both Ijamsville Road and Ball Road. A center drive will connect the work areas and parking area internal to the site. Each driveway entrance will be widened to provide for safer vehicle turns when entering or exiting the property. Staff has determined that there is sufficient separation between the commercial entrance and the residential entrance on Ijamsville Road.

The northern driveway along Ball Road is located 400+ feet from the Ball Road-Ijamsville Road intersection and is safe and adequate as proposed on the Site Plan.

2. Connectivity §1-19-6.220 (F): Other than conventional vehicular access, no specific connectivity requirements are relevant to the development of this non-retail commercial business at this location. Due to the adjacent residential zoning designation and existing surrounding residential and agricultural uses, connections to adjacent properties are not proposed or required at this time.

3. Public Transit: This Site is not served by Transit.

4. Vehicle Parking §1-19-6.220: Parking standards are addressed on Page 10 below within the discussion of provisions specific to a Limited Landscape Contractor in the Agricultural District.

5. Loading §1-19-6.210.B: For commercial uses between 5,000 - 10,000 square feet (total building net floor area), the Zoning Ordinance requires 1 large or 2 small loading spaces. The gross area of all existing and proposed buildings – after demolition of certain structures as noted on the Site Plan - is 9,544 s.f. and therefore would require a single large (or 2 small) loading spaces. The Applicant does demonstrate that there is adequate area within the Site where trucks and equipment may freely move without causing on-site interference with parked vehicles or fixed structures. While no loading area is specifically identified on the Site Plan, the Applicant will demarcate a single large loading space in the vicinity of the proposed work shop and mulch bins and with the concurrence of staff prior to signature set approval (if approved by the FCPC).

6. Bicycle Parking §1-19-6.220 (H): In accordance with Z.O. § 1-19-6.220, no bike racks are required as part of this site development plan.

7. Pedestrian Circulation and Safety §1-19-6.220 (G): Few if any customers will be traversing the site since retail sales are not proposed. There is no pedestrian access to, or within, the site other than those casual routes utilized by employees of As You Like It Landscaping. No pedestrian improvements are required.

Public Utilities §1-19-3.300.4 (C): Where the proposed development will be served by publicly owned community water and sewer, the facilities shall be adequate to serve the proposed development. Where proposed development will be served by facilities other than publicly owned community water and sewer, the facilities shall meet the requirements of and receive approval from the Maryland Department of the Environment/the Frederick County Health Department.

Findings/Conclusions

1. Public Water and Sewer: The site is classified as ‘No Planned Service’ in the Frederick County Water and Sewer Plan and is therefore not served by public water and sewer infrastructure.

Natural features §1-19-3.300.4 (D): Natural features of the site have been evaluated and to the greatest extent practical maintained in a natural state and incorporated into the design of the development. Evaluation factors include topography, vegetation, sensitive resources, and natural hazards.
Findings/Conclusions

1. **Topography:** The site is rolling with a difference in elevation of approximately 90 feet between the Ijamsville Road frontage south of the residence and the forested wetland on the parcel’s western edge. The parking area and work/staging area are situated between these two extremes.

2. **Vegetation:** Over half of the site area, post-development, will be in forest cover. Over 10 acres of the 12.10 acre property will remain open or vegetated after development of the site is completed. Several large, mature trees outside of the forest area – including 2 specimen trees retained as a result of the FRO regulations – will remain north and east of the proposed landscape contractor operations.

3. **Sensitive Resources:** A small isolated wetland area is identified in the wooded area on the western side of the property (less than 1,500 s.f. in area). Flooding soils, steep slopes, and an intermittent stream are also located in the undeveloped, and mostly wooded, area on the western side of the site. The Site Plan identifies and establishes a 100 ft. waterbody buffer in this same area in compliance with Section 1-19-9.400 of the Zoning Ordinance. No existing or proposed development activity associated with this Site Plan threatens these sensitive natural resources.

4. **Natural Hazards:** There are no natural hazards located on site.

**Common Areas §1-19-3.300.4 (E):** If the plan of development includes common areas and/or facilities, the Planning Commission as a condition of approval may review the ownership, use, and maintenance of such lands or property to ensure the preservation of such areas, property, and facilities for their intended purposes.

Findings/Conclusions

1. **Proposed Common Area:** The Site is an industrial place of business used for the operations of a contractor including the storage of appropriate materials and equipment and lacks a retail component. There are no common areas proposed or required.

Other Applicable Regulations

**Specific Use Regulations § 1-19-8.441 - LIMITED LANDSCAPE CONTRACTOR IN THE A DISTRICT.**
The following provisions apply to the limited landscape contractor use in the A District.

(A) A combined total of no more than 10,000 square feet of principal and accessory structures is permitted. When a limited landscape contractor use operates in conjunction with a retail or wholesale nursery use, all square footage provisions are calculated separately.

Findings/Conclusions

1. **Area of Structures:** There are 9,875 s.f. (building footprint) of existing structures on the site. Approximately 3,331 s.f. (6 accessory structures) of building footprint area will be removed as indicated on the proposed Site Plan. A proposed work shop structure on the southern end of the site (3,000 s.f.) will be constructed at the location of the 980 s.f. existing shed leaving a net gain of 2,020 s.f.. When this site plan is implemented, the total area of all primary and accessory structures on the site will be 9,544 s.f., remaining below 10,000 s.f. as required in this section of the Ordinance.

(B) Total impervious surface area for parking and storage of equipment exterior to any structures is limited to 40,000 square feet. When a limited landscape contractor use operates in conjunction with a retail or wholesale nursery use, all square footage provisions are calculated separately.
Findings/Conclusions
1. Impervious Area for Parking and Storage of Equipment: The areas identified as parking – or that could reasonably be utilized for the parking and storage of equipment – total approximately 35,757 s.f.. This area does not include driveway access lanes or the mulch bins but does include the entire gravel-covered staging and work area located on the southern portion of the site as well as impervious areas surrounding the house (sidewalks, swimming pool, concrete parking pads). The proposed use meets the standard for impervious surface in 1-19-8.441 (B.).

(C) Lot size, setback and height requirements are the same as other natural resource uses in the A District.

Findings/Conclusions
1. Dimensional Standards: Dimensional standards – required and proposed – are listed on Page 4 of this Staff Report. The proposal meets the dimensional standards set forth in this section.

(D) The parking requirements of §§ 1-19-6.200 through 1-19-6.230 of this code will be met; however, no parking area is permitted within the required yard setback.

Findings/Conclusions
1. Parking: Parking standards for this use are established in Section 1-19-6.200 (A) as follows:

As a land use under the heading of ‘Commercial Business and Personal Services’ in the Use Table, the proposed parking determination is based on 1 space for every 300 sq ft of gross floor area.

Required: 3,729 s.f. floor area/300 s.f. = 13 spaces
Provided: 15 spaces (14 existing and 1 proposed ADA HC space)

The proposed plan identifies the location of these 15 spaces behind the residence and north of the work/staging area. The parking spaces are proposed for an existing area of asphalt. Access to the parking area will occur via a slightly widened driveway with an improved commercial entrance onto Ball Road.

The Applicant must either eliminate two parking spaces as identified on the Site Plan or submit a modification request to be approved by the Planning Commission in order to comply with the parking standards.

(E) The maximum number of employees is 10.

Findings/Conclusions
1. Maximum Number of Employees: The Applicant states in Note (E) of the Site Plan Notes that no more than 10 persons shall be employed at this site.

(F) The subject property must have frontage and access on a paved public road with a minimum pavement width of 16 feet.

Findings/Conclusions
1. Public Road Width: Both frontage roadways – Ball Road and Ijamsville Road – are paved to a minimum width of 20 feet along the frontage of this property.

(G) Petroleum, flammable liquid, or hazardous substance storage tanks shall have 100% catchment basin, or double-walled containment and a spill protection overfill alarm. This does not apply to propane
or natural gas tanks.

Findings/Conclusions
1. **Storage Tanks:** The Applicant’s engineer has certified that the three existing on-site tanks do, and proposed on-site tanks will, meet this standard. The tanks currently on the Site contain gasoline and diesel fuel and are locked to prevent unauthorized access.

**(H) The proposed use shall comply with § 1-6-50 (Wellhead Protection Ordinance) prior to site plan approval.

Findings/Conclusions
1. **Wellhead Protection:** The site is incompliance with the wellhead protection standards of Section 1-6-50.

**(I) All equipment and materials must be screened from adjacent properties and public roads with plantings of evergreens, at least 5 feet in height, or a fence of equal height.

Findings/Conclusions
1. **Screening of Equipment/Materials:** Screening of the work/staging area, the existing concrete mulch bins, and the proposed work shop along the southern boundary shall be accomplished with the maintenance of a 125 ft. – 150 ft. forested buffer (existing forest cover). The Applicant proposes a mix of existing and new 4-season shrubs along with the maintenance of several mature trees for a proposed screening of the northern paved parking lot. The view of this area will be substantially screened from all sides (including the two public roadways) with existing and proposed plantings.

Staff finds that the proposed use of Limited Landscaping Contractor at this site meets or exceeds the provisions set forth in Section 1-19-8.441.

**Moderately Priced Dwelling Units – Chapter 1-6A:** The proposed use is non-residential; therefore, MPDUs are not required.

**Stormwater Management – Chapter 1-15.2:** A Combined Concept Stormwater, Development, and Improvement Plan has been submitted and is under review for this Site. Stormwater Management is Conditionally Approved for this Application.

**APFO – Chapter 1-20:**
1. **Schools.** No new residential uses are proposed for this Site.

2. **Water/Sewer.** This site will not utilize public water and sewerage systems and is designated as ‘NPS’, No Planned Service, in the Frederick County Water and Sewer Plan.

3. **Roads.** The proposed 12.10-acre Limited Landscape Contractor business does not trigger APFO road evaluation because the site is expected to generate less than the fifty-trip APFO testing threshold and no escrow accounts are located in this area that would be eligible for contributions.

**Forest Resource – Chapter 1-21:** The Applicant has submitted a Forest Stand Delineation and Combined Preliminary/Final Forest Conservation Plan (AP 15087), which has been reviewed and approved by Staff. The property contained 6.37 acres of existing forest. The Applicant previously cleared 0.19 acres of forest and proposes to clear and additional 0.64 acres of forest, for a total of 0.83 acres of forest clearing. The remaining 5.54 acres of forest will be placed under a perpetual forest conservation easement. The project generates 1.10 acres of additional mitigation requirement due to the amount of forest being cleared.
1.10 acres will be provided by planting 0.19 acres of new forest in the area of previous forest clearing and buy purchasing 0.91 acres of forest banking credits.

The site contains 2 specimen trees (trees that are 30 inches or greater in diameter); a 30” Red Oak and a 31” Pin Oak. Both trees are located outside of the proposed FRO easement but will be retained and protected.

FRO mitigation (easement recordation and purchase of banking credits) must be provided prior to site plan approval.

**Historic Preservation – Chapter 1-23:** There are no historic resources affected by the proposed activity.

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### Summary of Agency Comments

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<th>Other Agency or Ordinance Requirements</th>
<th>Comment</th>
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<td><strong>Public Works Development Review (PWDR):</strong></td>
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<td><strong>Development Review Planning:</strong></td>
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<td><strong>State Highway Administration (SHA):</strong></td>
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<td><strong>APFO</strong></td>
<td>Approval</td>
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<td><strong>FRO</strong></td>
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**RECOMMENDATION**

Staff has no objection to conditional approval of the As You Like It Landscaping Site Development Plan. If the Planning Commission conditionally approves the site development plan, the plan is valid for a period of three (3) years from the date of Planning Commission approval, or February 8, 2020.

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 conditions are met:

1. Address all agency comments as the plan proceeds through to completion.

2. The signature set must include a note indicating that the proposed use for the property includes the Caretaker Residence and business office in the existing residential structure.

3. The Applicant must remove all non-permitted signage from the property prior to final approval of this Site Development Plan. The Applicant shall submit for review and approval of a sign permit prior to installation of on-site signage. Prior to final signature approval of the site development plan, the Applicant shall add a note to the plan that states that the total signage allowed for the site is 25 square feet with a maximum signage height of 15 feet.

4. Prior to final signature approval of the site development plan, the Applicant shall add a note that states that no lighting is proposed as part of the plan.
5. FRO mitigation must be provided prior to site plan approval (signature sets).

6. Prior to final signature approval, the Applicant shall correct the parking note and illustration of the parking area on the Site Plan to reflect that 13 spaces are being provided on the site. Additionally, 1 large loading space must be demarcated on the Site Plan (in the vicinity of the mulch bins and proposed work shop) to meet the requirement of § 1-19-6.210.

7. Planning Commission approval of the proposed alternate landscape plan to allow the 30 existing and proposed on-site trees as well as 300 lineal feet of protected forest area to satisfy the requirement for 32 street trees on this Agricultural-zoned property.
MOTION TO APPROVE

I move that the Planning Commission APPROVE SP-14-16, AP 15085 with conditions and modifications as listed in the staff report for the proposed As You Like It Landscaping (a Limited Landscape Contractor), based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.
January 30, 2017

Mr. Denis Superczynski  
Frederick County Planning  
30 North Market Street  
Frederick, MD 21701

Re: Property of Jeffrey & Eunice Aronson  
Alternate Landscaping & Screening Modification  
Situated at 4224 Ijamsville Road  
Urbana Election District No. 7  
File: SP# 14-16, AP# 15085

Dear Mr. Superczynski:

Pursuant to the requirements of Frederick County Zoning Ordinance (FCZO) Section (§ 1-19-400):

Division 4 - Landscaping & Screening:

In accordance with the site plan review process, the Planning Commission may require landscaping, screening, and buffering along the property line and around and within the parking areas. Landscaping, screening, and buffering shall be provided in conformance with the following minimum standards:

§ 1-19-6.400 (A): Street Trees:

(1) One tree at least 6-feet in height at the time of planting shall be provided per 35-feet of roadway frontage.

(2) An alternate on-site location of trees may be approved by the Planning Commission for Planning commission authorized representative when a specific finding is made that the alternate location is required due to:
   a. Physical site constraints; or
   b. The irregular and non-linear nature of landscaping in the zoning district or, outside of community growth areas; or
   c. Approval of an alternate planting design by the Planning Commission.

§ 1-19-6.400 (I): Alternate Design Modification:

The Planning Commission may modify the minimum landscaping, buffering, and screening standards where a specific finding is made that the required standards result in a practical difficulty, and where an alternate landscaping, buffering, and screening plan is approved by the Planning Commission.

Landscaping Modification Request Statement:

On behalf of our client, we are requesting that a modified landscaping layout be approved for this site, which allows for the counting of existing larger mature trees that are set further off the right-of-way, than typically considered as standard street trees. With approximately 1,136 lineal feet of site frontage, this project would typically be required to provide 32 street trees in accordance with FCZO Section (§ 1-19-400)(A)(1), as mentioned above. Currently, approximately 300 lineal feet of the subject site frontage is forested, and will remain in a protected Forest Conservation Easement; this forested area should account for
approximately 9 of the required street trees. This leaves approximately 23 street trees that would normally be required according to the referenced ordinance.

Currently six (6) large mature oak trees (average size 23") are located along the site frontage within the 40-foot building restriction line (BRL) as illustrated on the Site Plan. Another fourteen (14) existing trees (i.e., oaks, apple, crab apple, & magnolia) are located throughout the front yard separating the existing home and garage from the public right-of-way of Ijamsville Road and Ball Road. When these mature existing trees are accounted for, we believe that these 20 mature trees provide the same level of landscaping and screening as the standard 23 street trees required by the FCZO. It should also be noted that additional hollies and a 6-foot wood-board fence help to provide additional screening from the public right-of-way. Existing forest surrounds the entire rear of the property and helps to screen it from the adjacent neighbors on two-half sides. Additional mature trees are also spread throughout the fenced yard, on the side of the home and garage, and in the central rear of the property adjacent to the existing parking area. We believe these additional mature trees spread throughout the subject property, as illustrated on the Site Plan, help to meet any standard landscaping and screening requirements typically reserved for new construction guidelines.

Thank you for your consideration of this modification request and please feel free to contact us with any questions or comments related to this project and Site Plan.

Sincerely,

Terra Solutions Engineering, LLC

Gerald Lee Miller

Gerald Lee Miller, Jr., PE
President

Cc: Mr. Jeff Aronson
    Mr. Andrew Dipasquale

As You Like It Landscaping
Law Office of Andrew Dipasquale

S:\Projects\092\As You Like It Landscaping\Docs\Site Plan Mod Request for Alt Landscaping Street Trees.docx Terra Solutions Engineering, LLC

Exhibit #2: Request for Approval of Alternate Landscaping Plan