AFP-7447-2016
11/2/16

PLANNING AND CODE ADMINISTRATION

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaithersburgmd.gov · www.gaithersburgmd.gov

AMENDMENT TO FINAL SITE OR SCHEMATIC DEVELOPMENT PLAN APPLICATION

SUBJECT PROPERTY

Street Address 305 Buttry RD Previous Project Number _____

APPLICANT/BILLING CONTACT

Business Name ~~Marky Wong~~ N/A
Primary Contact 240-308-0077 Marky Wong
Street Address 305 Buttry RD Suite No. _____
City Gaithesburge State MD Zip Code 20877
Telephone Numbers: Work _____ Cell 240-308-0077 E-mail Address KW98@live.com

OWNER

Business Name N/A
Primary Contact Jianzhen Fu
Street Address 305 Buttry RD Suite No. _____
City Gaithesburge State _____ Zip Code 20877
Telephone Numbers: Work _____ Cell 24-308-0077 E-mail Address KW98@live.com

DEVELOPER

Business Name _____
Primary Contact _____
Street Address _____
City _____ State _____
Telephone Numbers: Work _____ Cell _____ E-mail Address _____

ATTORNEY

Business Name _____
Primary Contact _____
Street Address _____
City _____ State _____
Telephone Numbers: Work _____ Cell _____ E-mail Address _____

ARCHITECT

Business Name G1 Studio MD Registration No. _____
Primary Contact M. Wong
Street Address 10522 rosehaven st #403 Suite No. _____
City Fairfax State VA Zip Code 22030
Telephone Numbers: Work _____ Cell _____ E-mail Address _____

Planning Commission
AFP-7447-2016
Exhibit 1

ENGINEER

Business Name _____ MD Registration No. _____

Primary Contact _____

Street Address _____ Suite No. _____

City _____ State _____ Zip Code _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

APPLICATION TYPE (check one only) ☐ Amend Final Site Plan ☐ Amend Final Site Plan (Consent) ☐ Amend Schematic Development Plan

PROPOSED PRIMARY USE (check one only) ☑ Residential ☐ Non-Residential ☐ Mixed Use

PROPOSED UNIT TYPE ☑ Residential Single Family ☐ Residential Multi-Family ☐ Office/Professional ☐ Mixed Use ☐ Restaurant ☐ Retail/Commercial ☐ Other Use

PARKING ☐ Parking Waiver Needed No. of Spaces Required ____ No. of Spaces Waived ____ ☐ Height Waiver Needed

SITE PLAN NUMBER TO AMEND _____

USE ***(Amendment to Schematic Development Plan only)***

☐ Change in Use ☐ No Change in Use ☐ Change Other than to Use

PROJECT DESCRIPTION

Addition for sunroom 513 square ft

SITE DETAILS

Site Area Square Feet _____ Number of Lots _____

Site Area Acres _____ Number of Dwelling Units/Acre _____

Green Area _____ Parking Spaces Provided _____

Green Area % _____ Height of Tallest Building (ft.) _____

Height of Tallest Building (stories) _____

SQUARE FOOTAGE - NON-RESIDENTIAL

Retail _____ Office/Professional _____

Restaurant (A) _____ Educational/Institutional/Religious _____

Restaurant (B) _____ Industrial _____

Restaurant (C) _____ Other *(please specify)* _____

UNIT COUNTS - RESIDENTIAL

Single Family Detached Units _____ Apartment Units _____

Townhouse Units _____ Condominium Units _____

Duplex Units _____ Other *(please specify)* _____

Total Number Residential Units _____

See Next Page for Submittal Requirements

SUBMISSION REQUIREMENTS - Amendment to Final Site Plan (see Site Plan Checklist at www.gaithersburgmd.gov (Documents & Forms)

SUBMISSION REQUIREMENTS - MXD Zone *or* CD Zone Schematic Development with Change in Use

- ☐ Statement of Proposed Change
- ☐ Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- ☐ Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- ☐ Traffic Impact Study
- ☐ Proof of APFO Compliance
- ☐ Green Building Checklist
- ☐ Preliminary Forest Conservation Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- ☐ Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- ☐ Statement of Master Plan Compliance
- ☐ Modified Staging or Phasing Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF *(optional)*
- ☐ Modified Covenant or Other Agreement *(optional)*
- ☐ Preliminary Affordable Housing Plan *(optional)*
- ☐ Preliminary Stormwater Management Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF *(optional)*
- ☐ Final Traffic Impact Study *(optional)*

SUBMISSION REQUIREMENTS - CD Zone - Concept Plan Change in Use

- ☐ Statement of Proposed Change
- ☐ Preliminary Forest Conservation Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- ☐ Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- ☐ Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF *(optional)*
- ☐ Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF *(optional)*
- ☐ Traffic Impact Study *(optional)*
- ☐ Proof of APFO Compliance *(optional)*
- ☐ Green Building Checklist *(optional)*

SUBMISSION REQUIREMENTS - CD Zone - Concept Plan Change Other Than to Use

- ☐ Statement of Proposed Change
- ☐ Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- ☐ Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF *(optional)*
- ☐ Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF *(optional)*
- ☐ Traffic Impact Study *(optional)*
- ☐ Proof of APFO Compliance *(optional)*
- ☐ Green Building Checklist *(optional)*

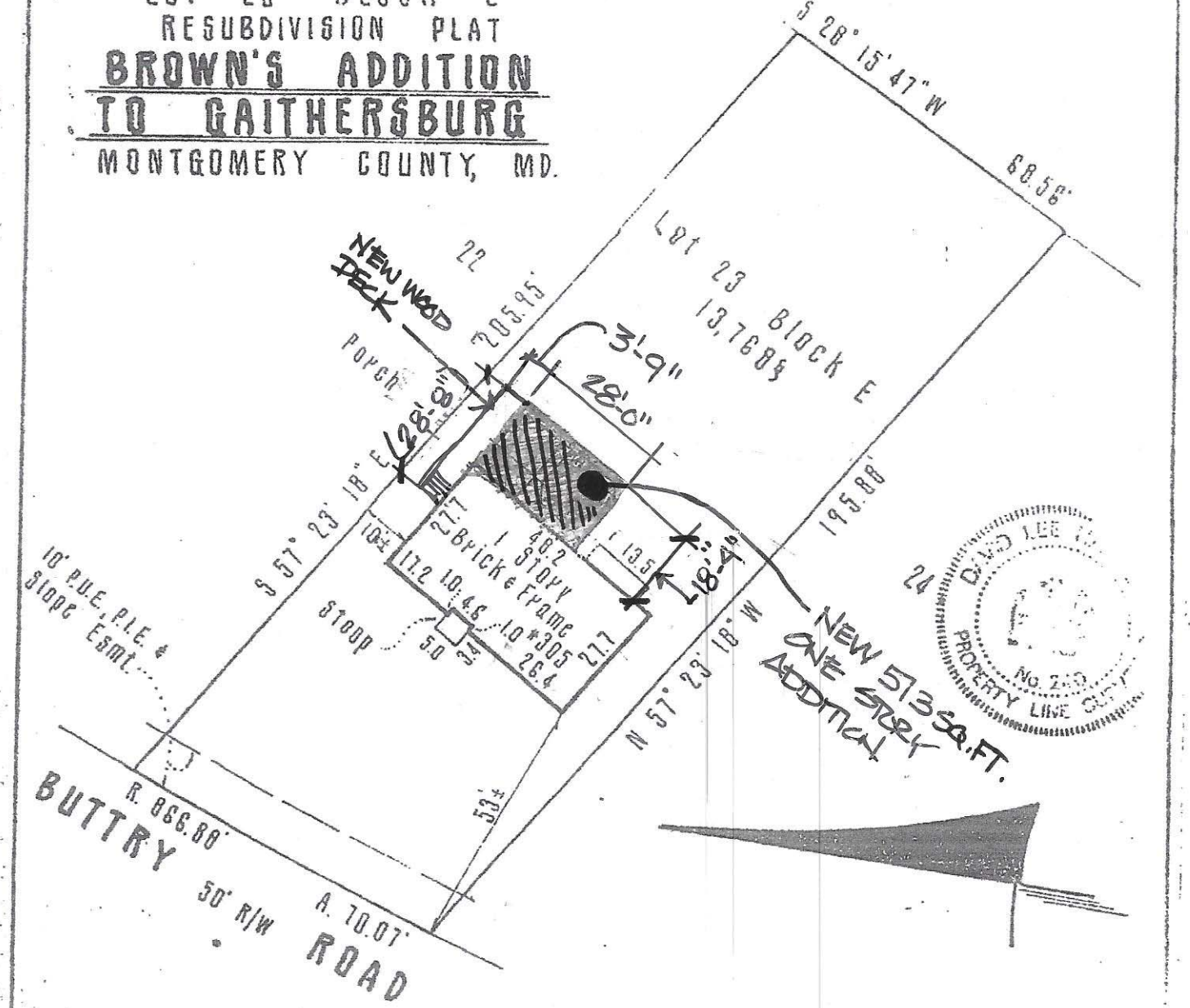
SUBMISSION REQUIREMENTS - CD Zone - Schematic Development Plan Change Other Than to Use

- ☐ Statement of Proposed Change
- ☐ Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- ☐ Statement of Master Plan Compliance
- ☐ Preliminary Affordable Housing Plan *(optional)*
- ☐ Preliminary Stormwater Management Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF *(optional)*
- ☐ Final Traffic Impact Study *(optional)*
- ☐ Modified Staging or Phasing Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF *(optional)*
- ☐ Modified Covenant or Other Agreement *(optional)*

CASE No.

NOTE: This location for title purposes only - not to be used for determining property lines. Property Corner Markers Not guaranteed by this location

HOUSE LOCATION
LOT 23 BLOCK E
RESUBDIVISION PLAT
BROWN'S ADDITION TO GAITHERSBURG
MONTGOMERY COUNTY, MD.



CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT - TAPE SURVEY.

DAVID L. HALLER
MARYLAND P.L.S. No. 240

REFERENCES	
PLAT BK.	146
PLAT NO.	16760
LIBER	
FOLIO	

Bull & Associates
LAND SURVEYORS/CONSULTANTS
(301) 428-9111 P.O. Box 346 GERMANTOWN, MARYLAND 20874

DATE OF SURVEYS	SCALE: 1" = 30'
WALL CHECK:	DRAWN BY: R.E.
REF. LOC.: A-6-88	JOB NO.: 815548
BOUNDARY:	

NOTE: B.R.L. Information, if shown, obtained from M.N.C.P.P.C.

Planning Commission
AFP-7447-2016
Exhibit 2

JIANZHEN FU RESIDENCE

GAITHERSBURG, MARYLAND

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
A-0	COVER SHEET AND SITE PLAN
A-1	DEMO, NEW FLOOR, FRAMING AND ROOF PLAN
A-2	EXISTING ELEVATIONS/DEMOLITION PLANS
A-3	NEW ELEVATIONS
A-4	SECTIONS AND DETAILS

ZONING SUMMARY

PROPERTY ADDRESS	305 BUTTRY RD. GAITHERSBURG, MD 20877
PROPERTY DESCRIPTION	LOT 23, BLOCK E, PLAT BOOK 16760
ZONE	R-90 CLUSTER
REQUIRED SETBACKS	FRONT YARD SETBACK - 30'-0"
	REAR YARD SETBACK - 30'-0"
	SIDE YARD SETBACK - 10'-0"

SUMMARY OF SCOPE OF CONSTRUCTION

1. DEMOLISH EXISTING SUNROOM AND DECK AND CONSTRUCTION OF NEW 513 SQ. FT. 1 STORY ADDITION TO THE REAR OF THE EXISTING 2 STORY RESIDENCE.
2. ALL NEW ALUMINUM CLAD WOOD WINDOWS AND EXTERIOR ALUMINUM CLAD DOORS, SEE PLANS FOR SIZES AND LOCATIONS.

COMPLIANCE WITH THE FOLLOWING CODES

- 2015 INTERNATIONAL RESIDENTIAL CODE. (IRC)

Studio G1 ph:443-929-0837 gd62400@gmail.com
10322 rosehaven st 4403 fairfax, va 22030
ARCHITECTURAL & DRAFTING SERVICES
studio G1

JIANZHEN FU RESIDENCE
305 BUTTRY ROAD
GAITHERSBURG, MD 20877

NO.	DATE	REVISION
1	10/24/2016	ISSUED FOR PERMIT
2	11/08/2016	ISSUED PER REVIEW COMMENTS

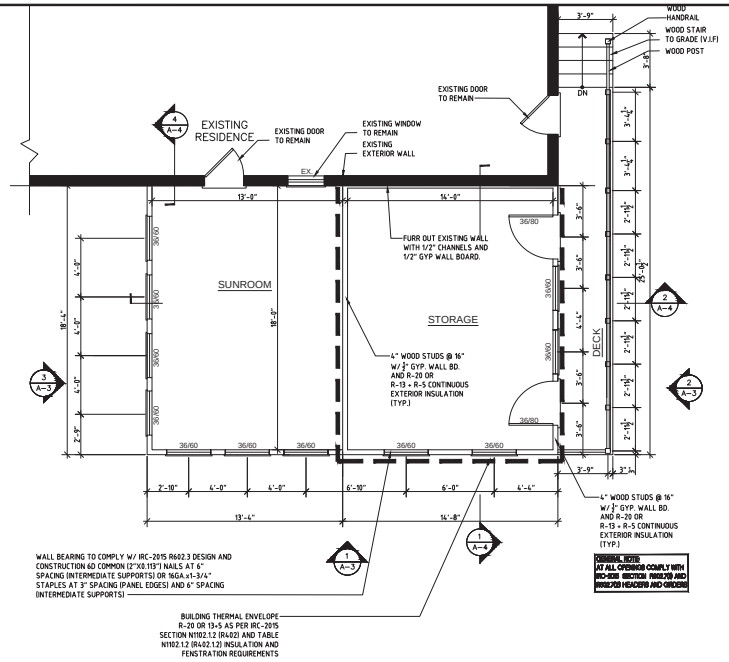
DESIGNED BY: G. COBBS
APPROVED BY: M. WONG
DRAWN BY: G. COBBS
PROJECT NO. FU-1016

SITE PLAN AND CODE ANALYSIS

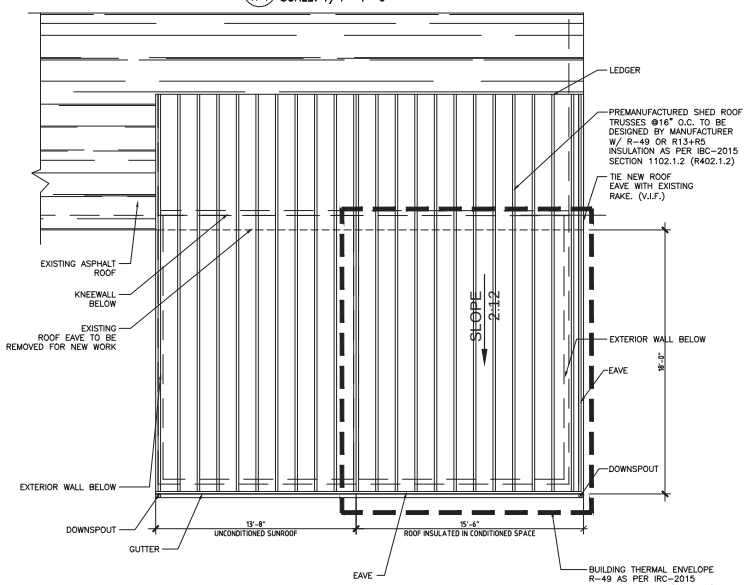
DATE: 09/18/16

A-0

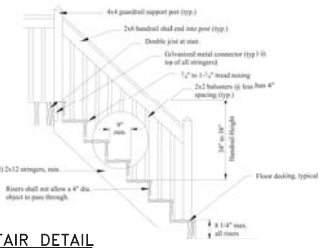
Planning Commission
AFP-7447-2016
Exhibit 3



3 A-1 FLOOR PLAN
SCALE: 1/4"=1'-0"



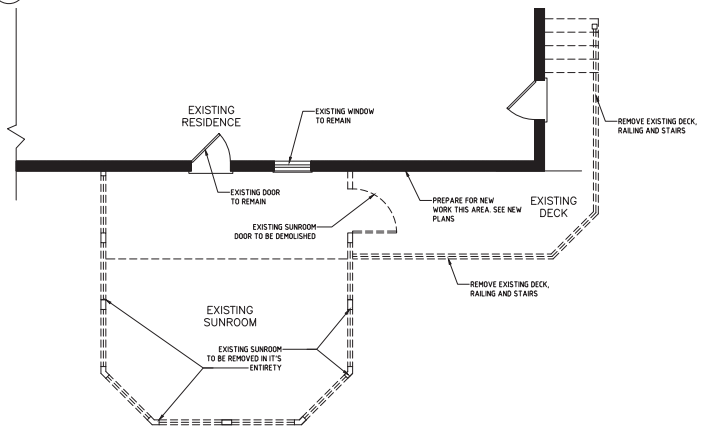
4 A-1 ROOF PLAN
SCALE: 1/4"=1'-0"



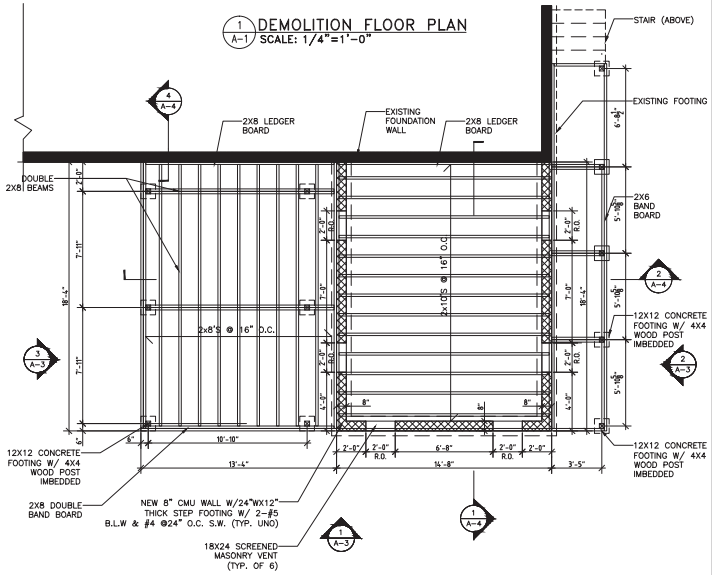
5 A-1 STAIR DETAIL
SCALE: NTS

LEGEND

- EXISTING STUD WALL
- NEW 4" STUD WALL
- EXISTING DOOR - TO REMAIN
- EXISTING DOOR - TO BE DEMOLISHED
- NEW DOOR - 30/80 INDICATES DOOR SIZE IN INCHES
- EXISTING WINDOW - TO REMAIN
- NEW WINDOW - 32/60 INDICATES SIZES IN INCHES



1 A-1 DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"



2 A-1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"

Studio G1 ph 443-929-9637 gs2400@gmail.com
10322 rosehaven st. #403 fairfax, va 22030
ARCHITECTURAL & DRAFTING SERVICES
studio G1

JIANZHEN FU RESIDENCE

305 BUTTRY ROAD
GAITHERSBURG, MD 20877

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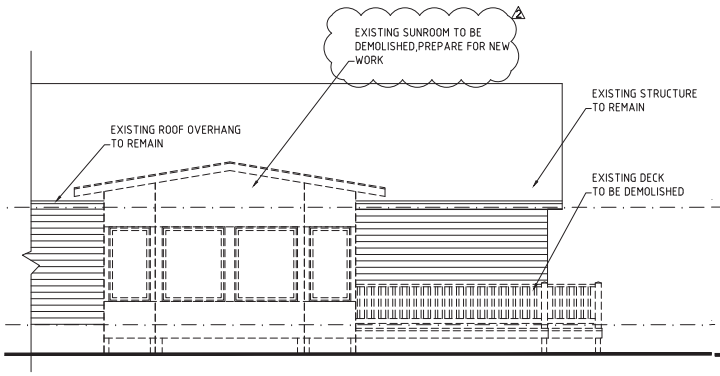
DESIGNED BY: G. COBBS
APPROVED BY: M. WONG
DRAWN BY: G. COBBS
PROJECT NO. FU-1016

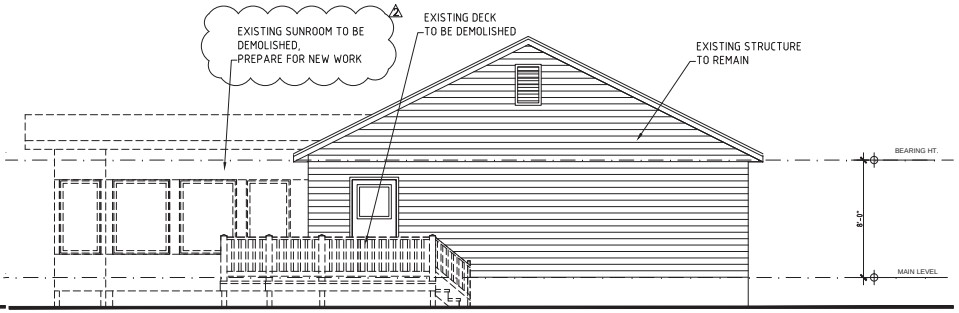
DEMO, NEW FLOOR, FRAMING AND ROOF PLAN

DATE: 09/18/16

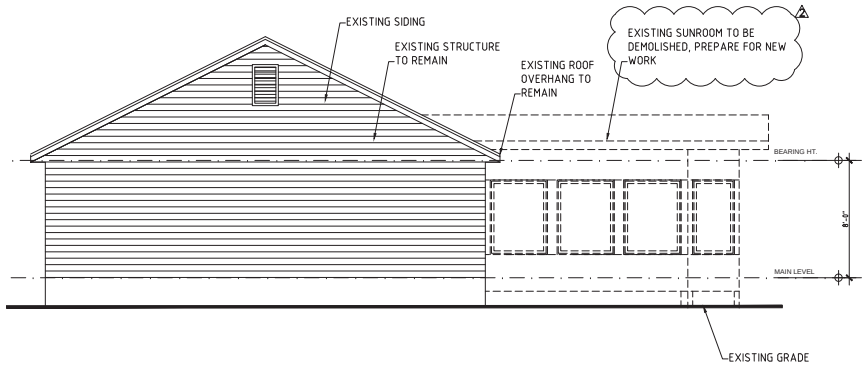
A-1



1 A-2 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



2 A-2 EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 A-2 EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"

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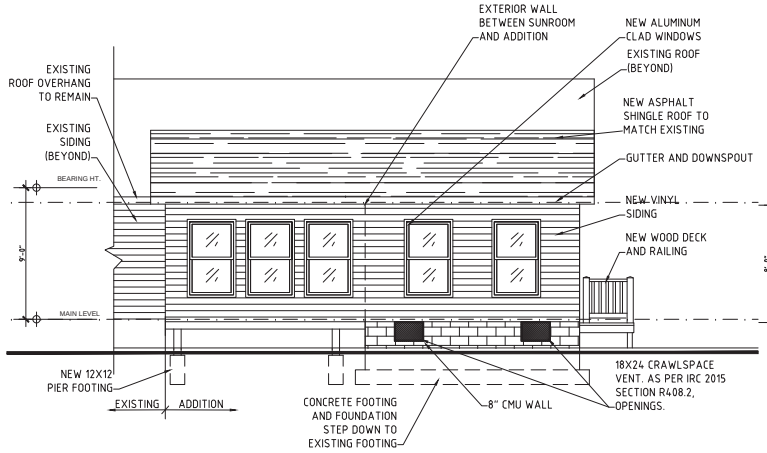
APPROVED BY: M. WONG
DRAWN BY: G. COBBS
PROJECT NO. FU-1016

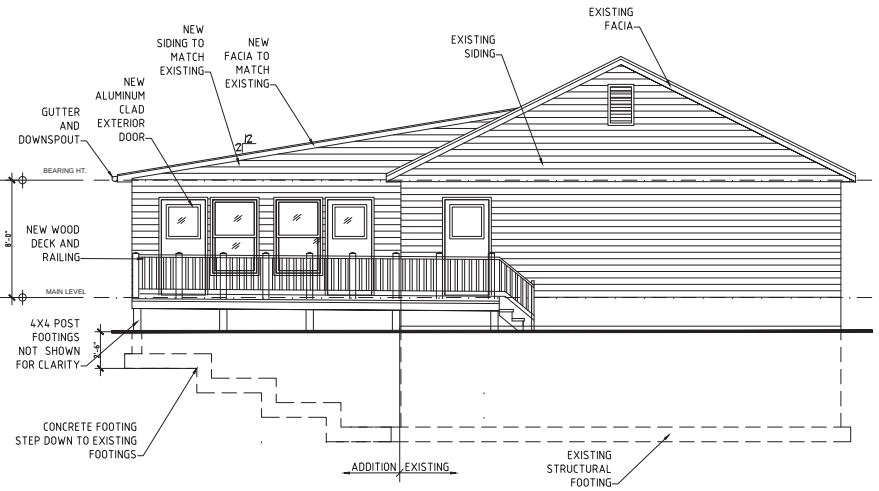
EXISTING ELEVATIONS/ DEMOLITION PLANS

DATE: 09/18/16

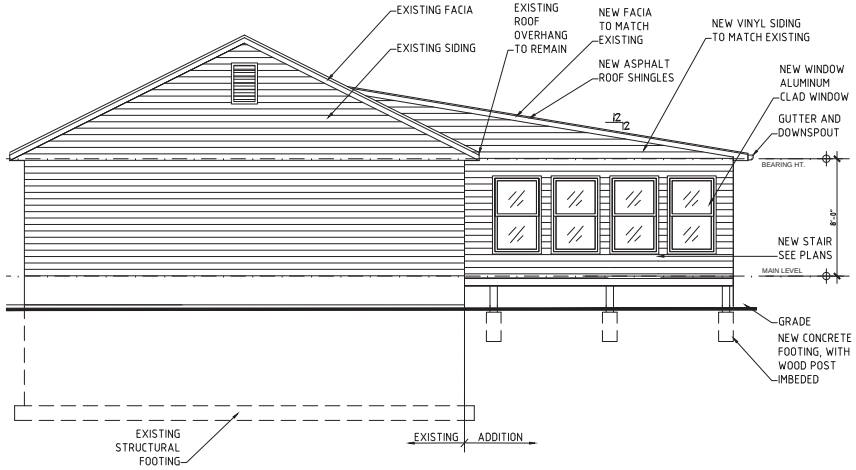
A-2



1 A-2 NEW REAR ELEVATION
SCALE: 1/4"=1'-0"



2 A-2 NEW SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 A-2 NEW SIDE ELEVATION
SCALE: 1/4"=1'-0"

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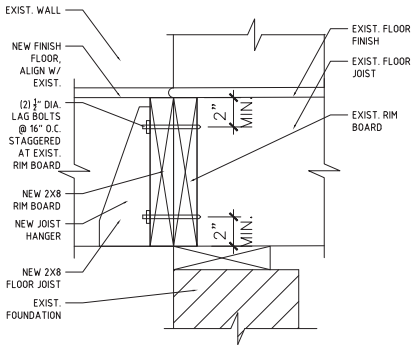
DRAWN BY: G. COBBS
PROJECT NO. FU-1016

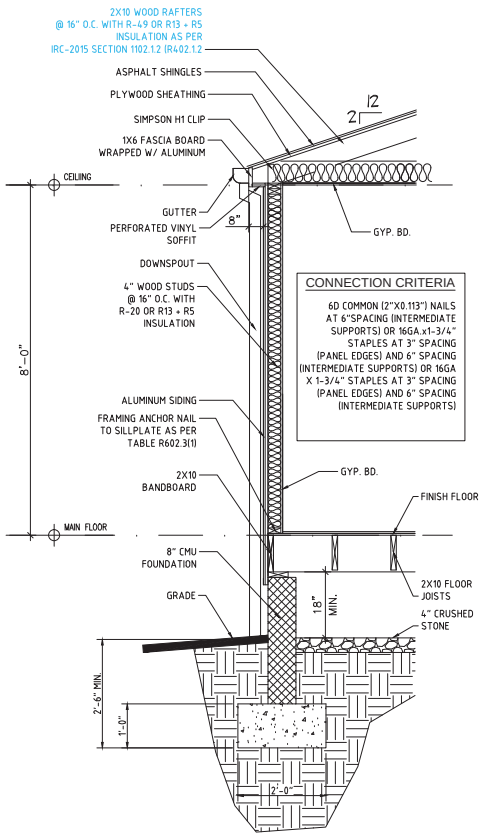
NEW ELEVATIONS

DATE: 09/18/16

A-3



4 / A-4 LEDGER BOARD DETAIL
SCALE: 3"=1'-0"



3 / A-4 WALL SECTION
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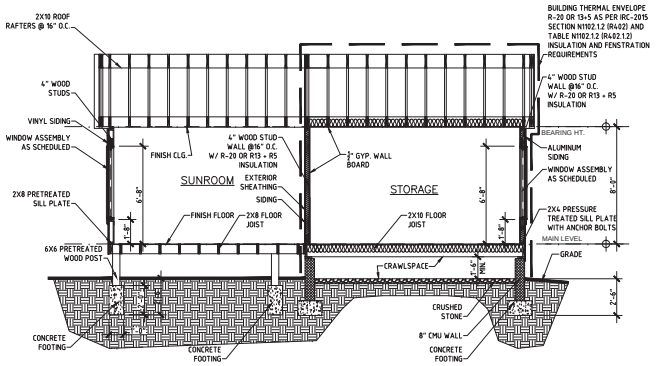
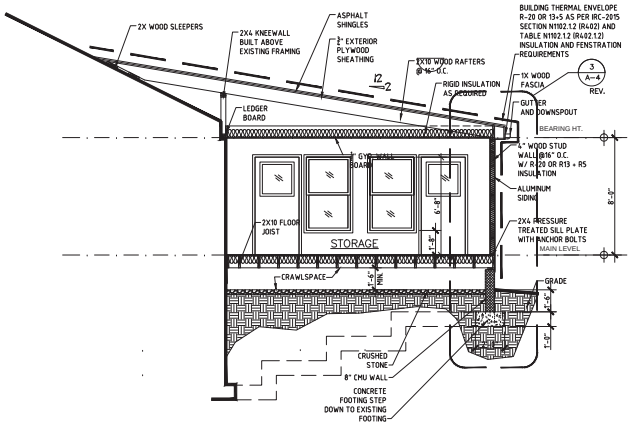


2 / A-4 BUILDING SECTION
SCALE: 1/4"=1'-0"



1 / A-4 BUILDING SECTION
SCALE: 1/4"=1'-0"

Studio G1 ph: 443.929.0637 10022 roseh aven st. #403 fairfax, va 22030
gsk240@gmail.com
ARCHITECTURAL & DRAFTING SERVICES
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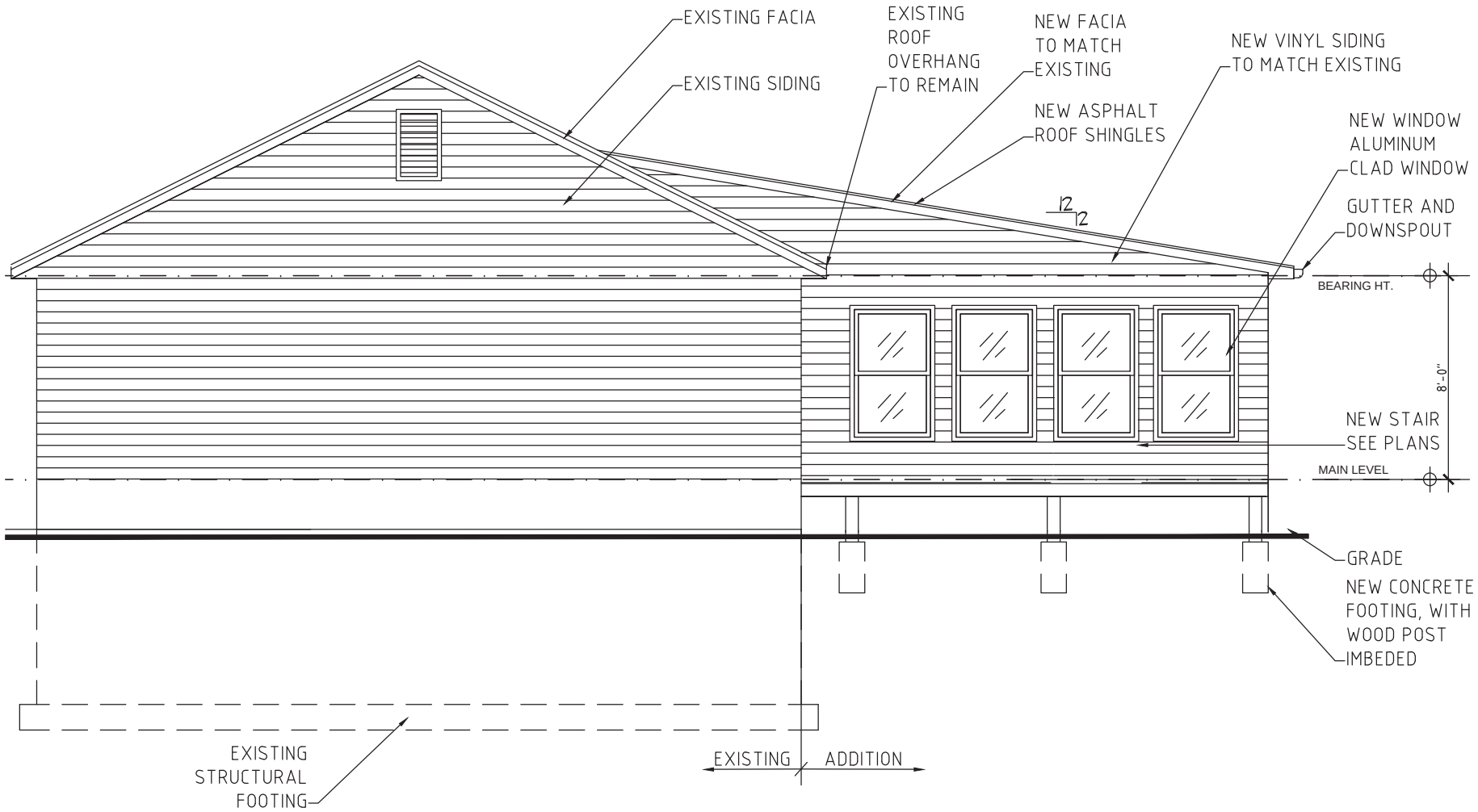
1	10/24/2016	ISSUED FOR PERMIT

DESIGNED BY: G. COBBS
APPROVED BY: M. WONG
DRAWN BY: G. COBBS
PROJECT NO. FU-1016

SECTIONS AND DETAILS

DATE: 09/18/16

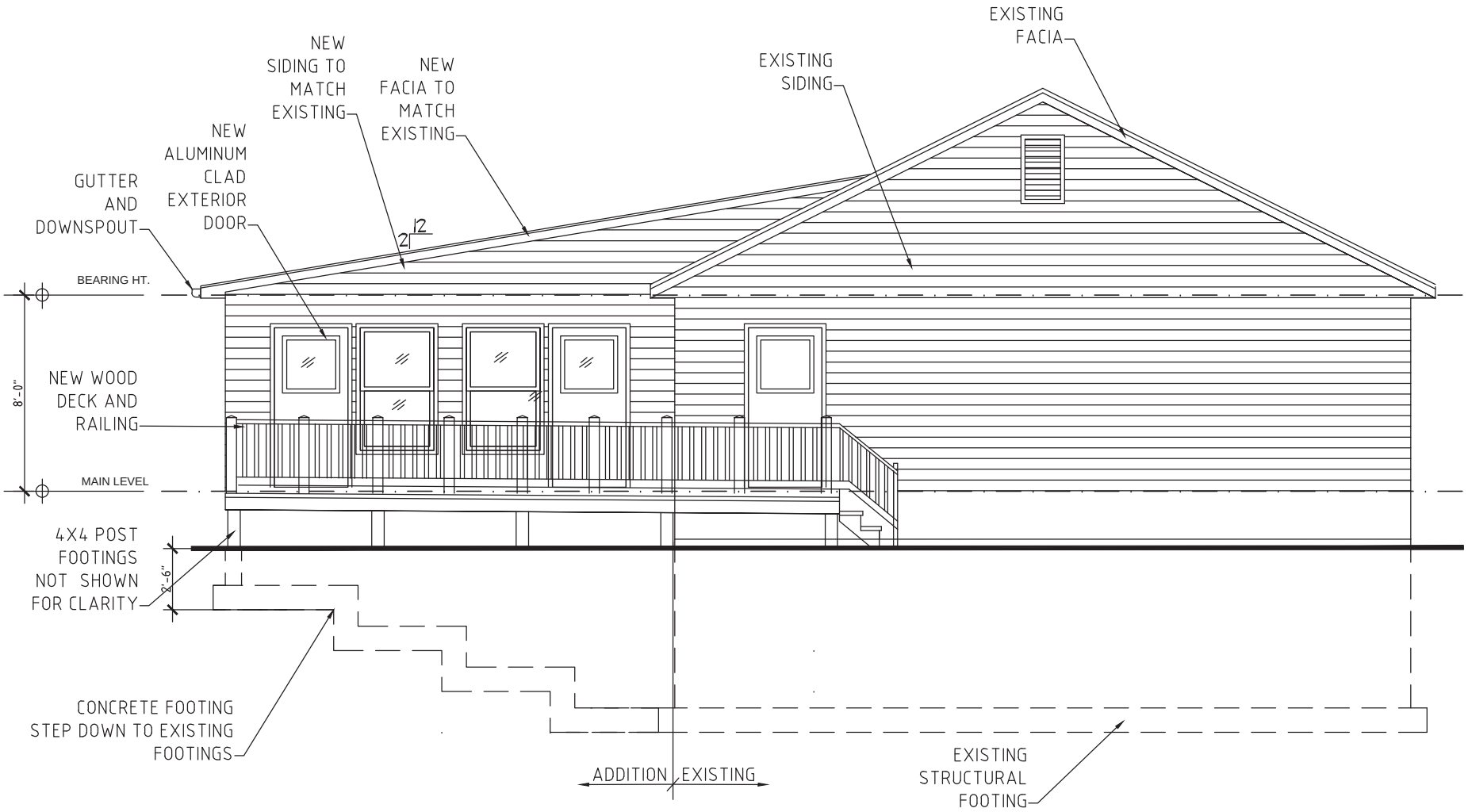
A-4



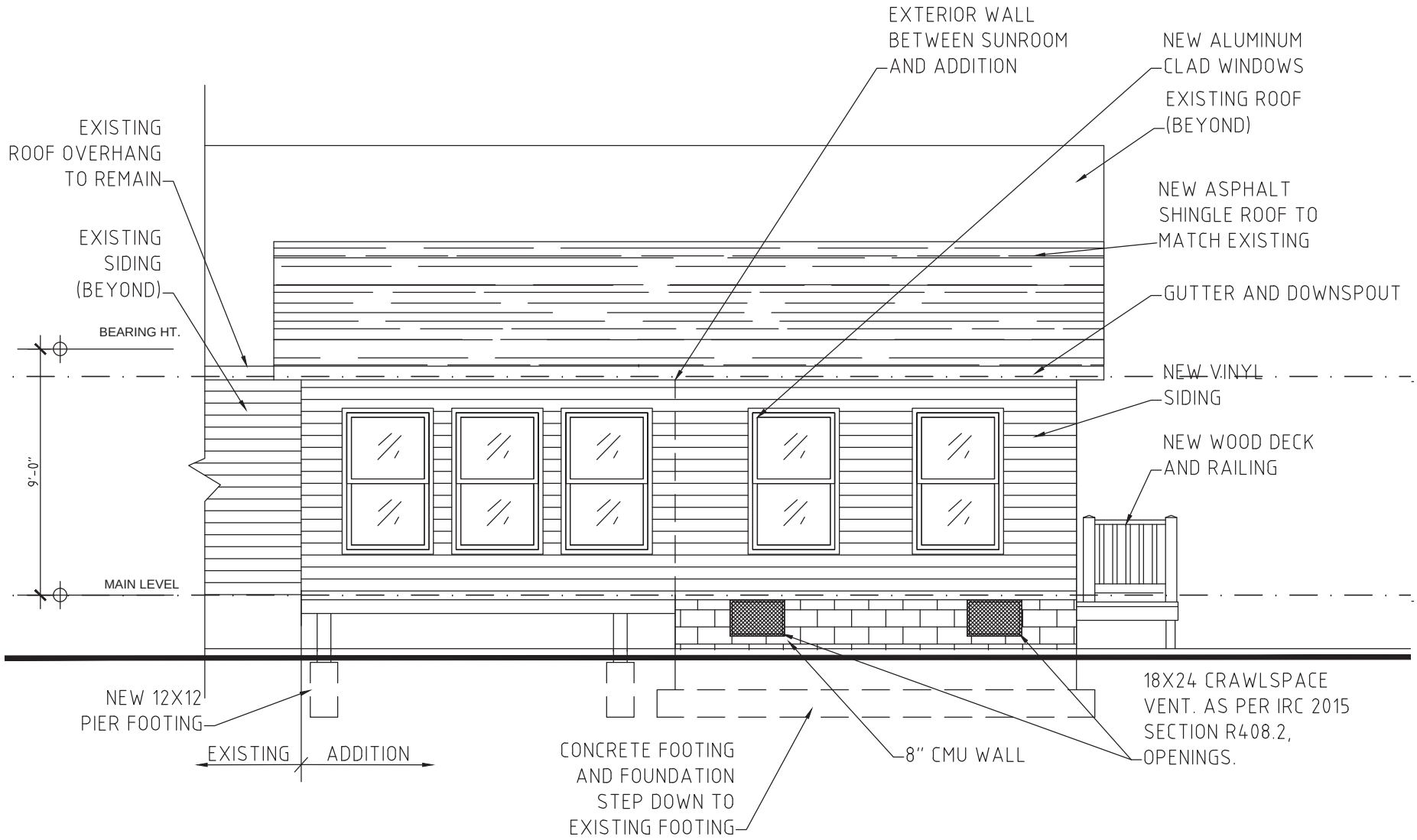
3
A-2

NEW SIDE ELEVATION

SCALE: 1/4"=1'-0"



2 / A-2 NEW SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 / A-2 NEW REAR ELEVATION
SCALE: 1/4"=1'-0"

Planning Commission
AFP-7447-2016
Exhibit 4

P&CA PLANNING AND CODE ADMINISTRATION Gaithersburg
City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaithersburgmd.gov · www.gaithersburgmd.gov

AMENDMENT TO FINAL SITE PLAN
PLANNING COMMISSION CONSENT AGENDA

ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172A of the City Code

To be completed by applicant:

ADDRESS OF SUBJECT SITE: 305 Buttry RD Gaithersburge MD 20877

LOT: _____ BLOCK: _____ SUBDIVISION: _____

CHANGES REQUESTED:

(see reverse side for appropriate references from Section 24-172A(a)(1) of the Zoning Ordinance)

To Whom It May Concern:

The City of Gaithersburg Planning and Code Commission has received an application for an amendment to an approved final site plan for the above property. The application was submitted by Marky Hong (name of the applicant) to the City on 10-2-2016 (date). For your reference a copy of the proposed site plan can be reviewed at City Hall, in the Planning and Code Administration, Monday through Friday, 8 a.m to 5 p.m.

This application is scheduled to be considered by the Planning Commission on DEC 7, 2016 (insert date) as a consent agenda item. Consent agenda items are not public hearing items. Accordingly, no public testimony is taken at the meeting. Any comments you wish to make should be directed to the Planning and Code Administration by 5 p.m of the scheduled date of the Planning Commission Meeting. Please note that your comments should specifically address the proposed modifications.

Given to owners of abutting and confronting properties (see Section 24-172A(a)(1) of the City Code) on 10-1-2016 **(date).**

Owner: Hu Zengsian & Li Bai

Address: 306 Buttry RD, Gaithersburge MD 20877

or - Lot: _____ Block: _____ Subdivision: _____

NOTE: Any reproduction of this form <u>must</u> include the back side.

continued on reverse side

P&CA PLANNING AND CODE ADMINISTRATION Gaithersburg
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plancode@gaithersburgmd.gov · www.gaithersburgmd.gov

AMENDMENT TO FINAL SITE PLAN
PLANNING COMMISSION CONSENT AGENDA

ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172A of the City Code

To be completed by applicant:

ADDRESS OF SUBJECT SITE: 305 Buttry RD Gaithersburg MD 20877

LOT: _____ BLOCK: _____ SUBDIVISION: _____

CHANGES REQUESTED:

(see reverse side for appropriate references from Section 24-172A(a)(1) of the Zoning Ordinance)

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Given to owners of abutting and confronting properties (see Section 24-172A(a)(1) of the City Code) on 10-1-2016 **(date).**

Owner: Pierson Scott W

Address: 304 Buttry RD Gaithersburg MD 20877

or - Lot: _____ Block: _____ Subdivision: _____

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continued on reverse side

P&CA PLANNING AND CODE ADMINISTRATION Gaithersburg
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plancode@gaithersburgmd.gov · www.gaithersburgmd.gov

AMENDMENT TO FINAL SITE PLAN
PLANNING COMMISSION CONSENT AGENDA

ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172A of the City Code

To be completed by applicant:

ADDRESS OF SUBJECT SITE: 305 Buttry RD Gaithersburg MD 20877
LOT: _____ BLOCK: _____ SUBDIVISION: _____
CHANGES REQUESTED:

(see reverse side for appropriate references from Section 24-172A(a)(1) of the Zoning Ordinance)

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Given to owners of abutting and confronting properties (see Section 24-172A(a)(1) of the City Code) on 10-1-2016 **(date).**

Owner: Kim Yoon Young
Address: 307 Buttry RD Gaithersburg MD 20877
or - Lot: _____ Block: _____ Subdivision: _____

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P&CA PLANNING AND CODE ADMINISTRATION Gaithersburg
City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaithersburgmd.gov · www.gaithersburgmd.gov

AMENDMENT TO FINAL SITE PLAN
PLANNING COMMISSION CONSENT AGENDA

ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172A of the City Code

To be completed by applicant:

ADDRESS OF SUBJECT SITE: 305 Buttry RD Gaithersburge MD 20877

LOT: _____ BLOCK: _____ SUBDIVISION: _____

CHANGES REQUESTED:

(see reverse side for appropriate references from Section 24-172A(a)(1) of the Zoning Ordinance)

To Whom It May Concern:

The City of Gaithersburg Planning and Code Commission has received an application for an amendment to an approved final site plan for the above property. The application was submitted by Marky Wong (name of the applicant) to the City on 10-2-2016 (date). For your reference a copy of the proposed site plan can be reviewed at City Hall, in the Planning and Code Administration, Monday through Friday, 8 a.m to 5 p.m.

This application is scheduled to be considered by the Planning Commission on Dec 7, 2016 (insert date) as a consent agenda item. Consent agenda items are not public hearing items. Accordingly, no public testimony is taken at the meeting. Any comments you wish to make should be directed to the Planning and Code Administration by 5 p.m of the scheduled date of the Planning Commission Meeting. Please note that your comments should specifically address the proposed modifications.

Given to owners of abutting and confronting properties (see Section 24-172A(a)(1) of the City Code) on 10-1-2016 **(date).**

Owner: Blaszczyk Thomas S

Address: 303 Buttry RD Gaithersburge MD 20877

or - Lot: _____ Block: _____ Subdivision: _____

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