

**Town of Somerset
Council Meeting
June 1, 2026
Hybrid
(In-Person at Town Hall and Online via Zoom)
Amended Agenda**

- 1) **7:00pm** - Call to order and consideration of the agenda as presented
- 2) **7:05pm** - Public Comment Period
- 3) **7:10pm** - Consent Agenda
 - a) Reappointment of Elvin Hardwick as Town Manager/Clerk-Treasurer for Fiscal Year 2027
 - b) Reappointment of Ronald Bolt as Town Attorney for Fiscal Year 2027
 - c) Approval of a Proclamation Designating June as Pride Month in the Town of Somerset
 - d) Approval of a Proclamation Declaring the First Friday in June to Be National Gun Violence Awareness Day in the Town of Somerset

Public Hearings

- 4) **7:15pm** - Adoption of An Ordinance to Adopt a Budget for Fiscal Year July, 1, 2026 to June 30, 2027 and to Levy a Tax on Certain Real and Personal Property Under the Provisions of Section 6-203 of the Tax-Property Article of the Maryland Code
- 5) **7:25pm** - Adoption of a Charter for the Town of Somerset Development Committee
- 6) **7:35pm** - Adoption of the following proposals:
 - a) Retirement of the Communications Committee, establishment of a Community Engagement Committee
 - b) Retirement of the Equity and Inclusion Committee, the Newcomers Committee, and the History and Archives Committee
 - c) Retirement of the Environment Committee and Parks and Natural Resources Committees, establishment of a Parks, Natural Resources, and Environment Committee
 - d) Retirement of the Public Safety Committee, establishment of a Public Services Committee
- 7) **7:45pm** - Consideration of a variance application submitted by Rebecca and Alexander Levine for the property located at 4911 Essex to construct a new driveway
- 8) **8:00pm** - Consideration of a building permit application submitted by Brian Afnan for the property located at 4803 Grantham for the demolition of the existing house and the construction of a new house
- 9) **8:30pm** - Consideration of a proposal submitted by the Parks and Natural Resources Committee for revitalization of the Vinton Park Apiary

Adjournment

- 10) **8:45pm** - Adjourn

Disclaimers

- **Executive Session:** The Council may entertain a motion in open session to enter into an executive session, in accordance with Section 3-305(b)(1)(7) of the Open Meetings Act (Maryland Code, General Provisions Article).
- **Twenty Minute Rule:** If the meeting is ahead of schedule, the Town Council may discuss agenda items before their allotted time but only if it is within twenty minutes of the scheduled time.

Definitions (in alphabetical order)

- **Adjourn:** The final closing of the meeting. Requires a motion, second, and vote.
- **Call to order:** The beginning of the meeting. The Mayor makes the call to order when the meeting time arrives and a quorum has been established.
- **Charter Amendment:** A formal revision or addition to the Town Charter.
- **Council Meeting:** A type of Council meeting where official business is conducted. Council Meetings do have a Public Comment Period and there are binding votes.
- **Consent Agenda:** A tool used to streamline the meeting by collecting routine, non-controversial items into a group to be passed with a single motion, second, and vote.
- **Consideration:** The Town Council considers a motion or recommendation. Consideration agenda items do not have a public comment period.
- **Consideration of the agenda as presented:** The Town Council either approves or amends the agenda via a motion, second, and vote.
- **Executive Session:** The meeting may be briefly closed to the general public so that legal advice from the Town Attorney may be received. Requires a motion, second, and vote.
- **Motion:** A formal proposed action or decision put to the Town Council by a Town Councilmember for a vote in the meeting.
- **Ordinance:** An ordinance is local law enacted by the Town Council authorizing general, uniform, and permanent rules of conduct relating to the corporate affairs of the Town.
- **Proclamation:** Proclamations are generally broad statements expressing the Town of Somerset's support for a particular issue or event such as Pride Month or Arbor Day.
- **Public Comment Period:** The public comment period is the time during which the Mayor and Town Council accept comments from the public on Town-related matters.
- **Public hearing/consideration:** The Town Council considers the approval, adoption or codification of an official item. Public hearing/consideration agenda items do have a public comment period.
- **Quorum:** The minimum number of Town Councilmembers that must be present at a meeting to make the proceedings of that meeting valid. The minimum number is three.
- **Resolution:** A resolution is a formal expression of opinion, will, or intent from the Town Council. In most instances, resolutions go into effect immediately.

- **Seconded:** A motion is seconded when a second Town Councilmember agrees that a proposed action or decision should be considered for a vote by the Town Council.
 - **To Introduce:** The Town Council considers the introduction of a resolution, ordinance, proclamation, or charter amendment. Requires a motion, second, and vote. To Introduce agenda items do not have a public comment period.
 - **Vote:** When a motion is proposed and seconded, the Town Councilmembers must vote Yes or No; or Abstain.
 - **Work Session:** A type of Council meeting where no official business is conducted. Work Sessions do not have a Public Comment Period and there are no binding votes.
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Town of Somerset
Proclamation to Recognize June as Pride Month in the Town of Somerset

Resolution No.: 6-26-1
Introduced: June 1, 2026
Adopted: June 1, 2026
Effective: June 1, 2026

PROCLAMATION TO RECOGNIZE JUNE AS PRIDE MONTH MONTH IN THE TOWN
OF SOMERSET

WHEREAS, the Town of Somerset is committed to fostering a community that celebrates diversity, promotes inclusion, and embraces equality for all its residents; and

WHEREAS, June is internationally recognized as Pride Month, a time to honor the LGBTQ+ community, celebrate their contributions to society, and advocate for their rights; and

WHEREAS, Pride Month commemorates the Stonewall Riots of June 1969, which served as a catalyst for the modern LGBTQ+ rights movement and inspired generations of activists to fight against discrimination and oppression; and

WHEREAS, the Town of Somerset recognizes the importance of creating a safe and supportive environment where individuals of all sexual orientations, gender identities, and expressions can live authentically without fear of prejudice or discrimination; and

WHEREAS, Pride Month provides an opportunity for the Town of Somerset to reaffirm its commitment to promoting diversity, equity, and inclusion in all aspects of community life; and

WHEREAS, the Town of Somerset acknowledges the significant contributions of LGBTQ+ individuals to the fabric of our community, and celebrates the resilience, strength, and courage they demonstrate in the face of adversity;

NOW, THEREFORE, BE IT RESOLVED, by the Town Council, that June is hereby recognized as Pride Month in the Town of Somerset, and the Town Council encourages all residents to participate in Pride Month events, support LGBTQ+ organizations, and promote understanding, acceptance, and equality for all individuals regardless of sexual orientation, gender identity, or expression.

BE IT FURTHER RESOLVED, that the Town Council affirms its commitment to upholding the principles of fairness, justice, and equality, and pledges to continue working towards a future where every person in the Town of Somerset can live openly, authentically, and free from discrimination.

This proclamation shall take effect on June 1, 2026.

Certified and adopted by the Town Council of the Town of Somerset on this 1st day of June, 2026.

Mayor Rohit Khanna

Council President Debbie Heller

Attest:

EJ Hardwick, Town Manager/Clerk-Treasurer

Town of Somerset
Proclamation Declaring the First Friday in June to Be National Gun Violence Awareness Day

Resolution No.: 6-26-2
Introduced: June 1, 2026
Adopted: June 1, 2026
Effective: June 1, 2026

PROCLAMATION DECLARING THE FIRST FRIDAY IN JUNE TO BE NATIONAL GUN VIOLENCE AWARENESS DAY IN THE TOWN OF SOMERSET

This proclamation declares the first Friday in June to be National Gun Violence Awareness Day in the Town of Somerset to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to end this public health crisis.

WHEREAS, every day, 125 people in the United States are killed by gun violence and more than 260 are shot and wounded, with an average of more than 19,000 gun homicides every year; and

WHEREAS, people in the United States are 26 times more likely to die by gun homicide than people in other high-income countries; and

WHEREAS, the State of Maryland has 805 gun deaths every year, with a rate of 13.4% deaths per 100,000 people, a crisis that costs the state \$10.5 billion each year, of which \$383.9 million is paid by taxpayers. The State of Maryland has the 35th highest rate of gun deaths in the US; and

WHEREAS, gun homicides and assaults are concentrated in cities, with more than half of all gun homicides in the nation occurring in 42 cities; and

WHEREAS, municipalities across the nation, including Somerset, are working to end the senseless violence with evidence-based solutions; and

WHEREAS, protecting public safety in the communities they serve is a Mayors' highest responsibility; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from those who are a danger to themselves or others; and

WHEREAS, Mayors, Councilmembers, and Law Enforcement Officers — in partnership with local violence intervention activists and resources — know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and

WHEREAS, gun violence prevention is more important than ever as we see gun violence continue to impact communities across the country;

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 6, 2025 to recognize the 28th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States will recognize National Gun Violence Awareness

Day and wear orange in tribute to —

- (1) Hadiya Pendleton and other victims of gun violence; and
- (2) the loved ones of those victims; and

WHEREAS, the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods, and orange is a color that symbolizes the value of human life; and

WHEREAS, anyone can join this campaign by pledging to wear orange on June 6th, the first Friday in June 2025, to help raise awareness about gun violence; and

WHEREAS, by wearing orange on June 5, 2026 people across the United States will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

WHEREAS, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the hands of people who should not have access to them and encourage responsible gun ownership to help keep our families and communities safe.

NOW, THEREFORE BE IT RESOLVED, that Mayor Rohit Khanna of the Town of Somerset declares the first Friday in June, June 5, 2026, to be National Gun Violence Awareness Day. I encourage all citizens to support their local communities' efforts to prevent the tragic effects of gun violence and to honor and value human lives.

This proclamation shall take effect on June 5, 2026.

Certified and adopted by the Town Council of the Town of Somerset on this 1st day of June, 2026.

Mayor Rohit Khanna

Council President Debbie Heller

Attest:

EJ Hardwick, Town Manager/Clerk-Treasurer

**Town of Somerset
Budget and Tax Rate Ordinance**

Resolution No.: 5-26-1
Introduced: May 1, 2026
Adopted: June 1, 2026
Effective Date: July 1, 2026

SUBJECT: AN ORDINANCE TO ADOPT A BUDGET FOR FISCAL YEAR JULY 1, 2026 TO JUNE 30, 2027 AND TO LEVY A TAX ON CERTAIN REAL AND PERSONAL PROPERTY UNDER THE PROVISIONS OF SECTION 6-203 OF THE TAX-PROPERTY ARTICLE OF THE MARYLAND CODE, AS AMENDED

WHEREAS, Maryland Code, Local Government Article, Section 5-202, as amended, grants to the legislative body of every incorporated municipality in Maryland, including the Town of Somerset, general power to pass such ordinances not contrary to the Constitution of Maryland, or the public general law, as deemed necessary in order to assure the good government of the municipality, to protect and preserve the municipality's rights, property, and privileges, to preserve peace and good order, to secure persons and property from danger and destruction, and to protect the health, comfort, and convenience of the citizens of the municipality;

WHEREAS, Maryland Code, Local Government Article, Section 5-205, as amended, authorizes the legislative body of each municipal corporation in the State of Maryland to spend money for any public purpose and to affect the safety, health, and general welfare of the municipality and its occupants;

WHEREAS, Maryland Code, Tax-Property Article, Section 6-203, as amended, grants authority to municipal corporations to levy a tax on personal property, land, and improvements thereon, within the municipal corporation;

WHEREAS, Section 83-17 of the Town Charter authorizes the Town Council to pass ordinances not contrary to the Constitution and laws of the State of Maryland or the Town Charter, as it may deem necessary for the good government of the Town; for the protection and preservation the Town's property, rights, and privileges; for the preservation of peace and good order; for securing persons and property from violence, danger, or destruction; and for the protection and promotion of the health, safety, comfort, convenience, welfare, and happiness of the residents of the Town and visitors thereto and sojourners therein;

WHEREAS, pursuant to Section 83-40 of the Town of Somerset Charter, the Town operates on an annual budget;

WHEREAS, Section 83-48 of the Town of Somerset Charter authorizes the Town Council to levy and collect from the owners of real and/or taxable tangible personal property used in a trade or business in the Town, tax on the assessed valuation of the real and/or taxable

tangible personal property used in a trade or business within the boundaries of the Town at a rate or rates set by the Town Council;

WHEREAS, the Mayor and Town Council introduced the following Ordinance in public session assembled on the 1st day of May, 2026;

WHEREAS, the Town Council, after proper notice to the public, considered the following Ordinance at a public hearing held on the ___ day of June, 2026; and

WHEREAS, the Town Council finds that the ordinance as hereinafter set forth is necessary for the good government of the Town; for the protection and preservation the Town's property, rights, and privileges; for the preservation of peace and good order; for securing persons and property from violence, danger, or destruction; and for the protection and promotion of the health, safety, comfort, convenience, welfare, and happiness of the residents of the Town and visitors thereto and sojourners therein.

NOW, THEREFORE, the Town Council does hereby adopt the foregoing uncoded Ordinance.

BE IT ORDAINED AND ORDERED, this ____ day of June, 2026, by the Town Council, acting under and by virtue of the authority given it by the Maryland Code and the Town of Somerset Charter, that the attached Budget be and is hereby adopted.

AND BE IT FURTHER ORDAINED AND ORDERED, that the Town Council of the Town of Somerset, pursuant to the authority granted by the Town Charter and Section 6203 of the TaxProperty Article of the Maryland Code, hereby levies a tax at the following rates:

- (i) zero dollars and ten cents (\$0.10) per One Hundred Dollars of assessable value (fair market value) on real property subject to taxation;
- (ii) one dollar and zero cents (\$1.00) per One Hundred Dollars of assessed value of assessable business-owned personal property subject to taxation; and
- (iii) one dollar and zero cents (\$1.00) per One Hundred Dollars of assessed value of assessable utility property subject to taxation.

AND BE IT FURTHER ORDAINED AND ORDERED, by the Town Council, acting under and by virtue of the authority granted to it by the Maryland Code, and the Charter of the Town of Somerset, that:

- (1) That the tax levied hereby be certified to the County Council for Montgomery County, Maryland;
- (2) If any part or provision of this Ordinance is declared by a court of competent jurisdiction to be invalid, the part or provision held to be invalid shall not affect the validity of the Ordinance as a whole or any remaining part thereof; and

(3) This Ordinance shall take effect on the 1st day of July, 2026.

ATTEST:

TOWN OF SOMERSET

EJ Hardwick, Manager/Clerk-Treasurer
Town of Somerset

Debbie Heller, President
Town of Somerset

Approved:

Rohit Khanna, Mayor
Town of Somerset

Date: _____

PROPOSED BUDGET AND FIVE-YEAR PROJECTION				FY2027	FY2028	FY2029	FY2030	FY2031
OPERATING BUDGET								
REVENUE								
	41000 - Tax			\$2,437,868.00	\$2,509,563.28	\$2,632,496.33	\$2,770,448.79	\$2,916,541.97
	42000 - Intergovernmental			\$253,407.78	\$216,421.34	\$220,749.76	\$225,164.76	\$229,668.05
	43000 - Recreation Facilities			\$50,170.00	\$53,229.95	\$54,284.06	\$55,381.38	\$56,523.70
	44000 - Interest			\$129,150.00	\$120,150.00	\$130,150.00	\$160,150.00	\$170,150.00
	45000 - Town Hall Rental Fees			\$8,400.00	\$8,400.00	\$8,400.00	\$8,400.00	\$8,400.00
	46000 - Permit Fees			\$19,900.00	\$24,800.00	\$24,800.00	\$24,800.00	\$24,800.00
	47000 - Miscellaneous - Revenue			\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
	TOTAL REVENUE			\$2,899,895.78	\$2,933,564.56	\$3,071,880.15	\$3,245,344.93	\$3,407,083.72
OPERATING EXPENSE (OPEX)								
	61000 - Personnel			\$588,241.10	\$612,402.97	\$636,432.94	\$661,447.07	\$687,485.68
	62000 - Professional Services			\$358,757.28	\$383,056.14	\$384,546.74	\$386,098.46	\$387,713.80
	64000 - Civic Affairs			\$121,075.00	\$107,666.10	\$112,057.86	\$116,629.68	\$121,388.95
	65000 - Publications			\$19,000.00	\$19,817.00	\$20,629.50	\$21,475.31	\$22,355.79
	66000 - Insurance			\$11,000.00	\$11,473.00	\$11,943.39	\$12,433.07	\$12,942.83
	67000 - Town Hall/Garage			\$58,450.00	\$60,963.35	\$63,462.85	\$66,064.82	\$68,773.48
	68000 - Streets and Sidewalks			\$90,500.00	\$78,746.50	\$81,975.11	\$85,336.09	\$88,834.87
	69000 - Trees			\$55,500.00	\$57,886.50	\$60,259.85	\$62,730.50	\$65,302.45
	70000 - Sanitation			\$280,591.00	\$283,566.00	\$292,452.00	\$301,656.00	\$311,356.00
	71000 - Recreation Facilities (Expense)			\$303,760.00	\$307,459.50	\$305,966.13	\$317,271.95	\$329,003.90
	72000 - Bank Service Charge			\$750.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
	73000 - Debt Services			\$129,152.00	\$129,152.00	\$129,152.00	\$129,152.00	\$129,152.00
	74000 - Miscellaneous Expenses			\$250.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
	75000 - Budget Contingency			\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
	TOTAL OPERATING EXPENSE			\$2,067,026.38	\$2,108,189.06	\$2,154,878.36	\$2,216,294.95	\$2,280,309.75
CAPITAL EXPENSE (CAPEX)								
	67000 - Town Hall/Garage			\$40,000.00	\$0.00	\$25,000.00	\$0.00	\$0.00
	68000 - Streets and Sidewalks			\$344,569.00	\$162,500.00	\$112,500.00	\$112,500.00	\$112,500.00
	69000 - Trees			\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
	71000 - Recreation Facilities (Expense)			\$340,000.00	\$60,000.00	\$55,000.00	\$20,000.00	\$25,000.00
	TOTAL CAPITAL EXPENSE			\$739,569.00	\$237,500.00	\$207,500.00	\$147,500.00	\$152,500.00
RESERVES								
	Reserves - Beginning of Year			\$3,049,156.58	\$3,139,325.12	\$3,724,068.76	\$4,430,438.69	\$5,308,856.81
	Contributions			\$90,168.54	\$584,743.64	\$706,369.93	\$878,418.12	\$971,142.11
	Reserves - End of Year			\$3,139,325.12	\$3,724,068.76	\$4,430,438.69	\$5,308,856.81	\$6,279,998.92



Image 1



Image 2--priority spot



Image 3

Town of Somerset

Proposed Charter for a Development Committee

Objectives

A Somerset Development Committee will be established, with the objective of addressing concerns raised by many residents about the impact of teardowns and substantial redevelopment of houses and lots on the Town (more than forty since 2005 – about 10% of the housing stock in Somerset). These concerns include:

- Replacement houses being incompatible with the existing scale and massing of surrounding homes, adversely affecting privacy and light, and often impacting a block's character. Moreover, the resulting increases in lot coverage have contributed to the loss of mature tree canopy and exacerbated drainage concerns of neighbors.
- Loss of the diversity of homes that allows a range of income levels to live in our community and enables seniors to age in place: State assessors and market studies say that the tear down/build-up trend decreases “starter home” inventory and more affordable housing stock, increases market prices, and drives up tax assessments.

To date, the Town's building permit review process has relied on setbacks, established building lines, height limits, and stormwater management requirements in the Code to achieve its purpose of protecting, maintaining, and enhancing public safety, health, and welfare. Arguably, the trend in teardowns and their impacts have resulted in a loss of “enjoyment of property,” but this is a vague standard for neighbors and developers alike, and it does not extend beyond the “adjoining and confronting” neighbors. In addition, the Town's practice of granting variances has become a point of contention between residents and developers.

Therefore, the current Code provisions might not be fit for purpose. The Committee will be tasked with identifying proposed amendments to the Town Code, as well as recommended reforms to Town policies and procedures that would more effectively ensure that new homes and renovations will be compatible with the prevailing scale of surrounding homes.

Terms of Reference

The Committee will review options for the Town Council's consideration, including but not limited to:

- The purpose clause of the Town Code's building construction chapter including compatibility with surrounding properties and impact on character of the neighborhood;
- Lot coverage ratios;
- Floor area ratios;
- Established Building Height and/or maximum building height;
- Setbacks;
- Stormwater management;
- Canopy tree removal and planting plans;
- Licensing, permits, fees, and charges for the process of tearing down or building houses;

- Criteria and process for granting variances from objective Code limits on development;
- Hearings and criteria for decisions on permits by the Town Council;
- Increasing resident awareness of impending/proposed building permit applications, and;
- Historic designation.

The Committee will consult with the Town Permit Administrator, land use and urban planning experts, builders, realtors, and comparable municipalities. The Committee may meet with the Town Attorney to receive general information about land use law and the Town Code. It will also seek the views of Somerset's Finance, Revenue, and Budget Committee on potential revenue implications of proposed reforms.

The Committee will be required to comply with the Maryland Open Meetings Law. The Committee Chair and one other member should complete the online Open Meetings Act training provided by the Office of the Maryland Attorney General.

The Committee will complete its work by June 30, 2027, with the delivery of a final report to the Council. It may make recommendations for Code amendments and policy changes through interim reports. The Council may extend its term with a new sunset date.

Membership

The mayor will nominate Robert Stumberg as Chair of the Committee. Other proposed members are:

- Ken Brown
- Brian Pilot
- Michelle Scurfield
- Joe Steller
- Nancy Sussman
- Maura Vanderzon
- Kumar Vaswani
- Phyllis Wiesenfelder

Council Member Erlinda Doherty will serve as the Council Liaison for the Committee.

Somerset Town Committees Reorganization Proposals

The purpose of this note is to propose a reorganization of the Town's standing Committees, with a view to rationalizing their numbers, reducing the administrative burden on Town Staff, and filling gaps. Several process enhancements would also be introduced.

No amendments are proposed to the Town Code **Chapter 13 (Committees)**.

Proposed Committee Structure

The Town currently has eleven Committees¹:

- Communications Committee
- Environment Committee
- Equity and Inclusion Committee
- Finance, Revenue, and Budget Committee
- History and Archives Committee
- Newcomers Committee
- Parks and Natural Resources Committee
- Pool Committee
- Public Safety Committee
- Swim Team Committee
- Tennis Committee

The objectives and accomplishments of each Committee can be found at https://www.townofsomersetmd.gov/government/town_committees.php.

Recommendation 1: No changes in mission and structure are proposed to the following three Committees:

- Finance, Revenue, and Budget Committee
- Pool Committee
- Tennis Committee

Recommendation 2: It is proposed that the Communications Committee be retired and replaced by a new **Community Engagement Committee**. The Town of Chevy Chase and the Village of Chevy Chase have such a Committee.

¹ The Board of Supervisors of Elections, its responsibilities, and governance are set out in **Article V** of the Town Charter and is not subject to the provisions of **Chapter 13 (Committees)**.

This new Committee's objectives would be to create a strong sense of community and neighborliness among the Town's residents, by:

- Welcoming new residents to the Town and acquainting such residents with Town operations, resources, and services. The Committee would identify and reach out to new residents shortly after they arrive in the Town to welcome them, apprise them of Town services and encourage them to participate in Town activities.
- Developing a Town Community Engagement Strategy and supporting its implementation through events that can serve as activities for the community, such as socials, Town Talks, movie nights, games nights, food drives, and community-based volunteer activities, in coordination with the Somerset Youth Town Council and other Committees².
- Reviewing and making recommendations related to the communication channels between the Town government and its residents, as well as improvements to the Town's *Resource Guide and Directory*, website, social media, and apps.

The Chair or another member of the Committee would be the editor of the *Town Journal*.

Recommendation 3: With the establishment of the new Community Engagement Committee, **it is proposed that the Council retire the Equity and Inclusion, Newcomers³, and History and Archives Committees.**

Recommendation 4: **The Environment *and* Parks and Natural Resources Committees have overlapping mandates. Therefore, it is proposed that these Committees be retired and replaced by a new Parks, Natural Resources, and Environment Committee.** The objective of the Committee will be to promote Town actions on environmental stewardship and climate change mitigation, resilience, and adaptation, by:

- Recommending decarbonization, renewable energy and energy efficiency measures that could be undertaken by the Town and its residents.
- Proposing actions to reduce waste generation in the Town.
- Keeping under review the effectiveness of the Town's stormwater management requirements and advising on enhancements to policies that implement the Town Code's stormwater drainage provisions.
- Advising the Town on the preservation, maintenance, and improvement of its parkland and green spaces, including on development and implementation of a management plan for the Town's parkland and green spaces.
- Assisting the Town Council and staff in implementing and promoting policies underlying **Chapter 182 (Trees)** of the Town Code.

² The Committee would also coordinate with the Town Art Curator, appointed by the Mayor.

³ The Mayor would designate Event Chairs for the Newcomers Party *and* Nonagenarians and Juniors Ice Cream Social.

- Advise the Town Staff and Arborist on the development of a tree maintenance plan and an annually updated long-range plan for tree-plantings in the Town's right of way.

Recommendation 5: It is proposed that the Public Safety Committee be retired and replaced by a new **Public Services Committee**, whose mandate would be to help the Town deliver high quality services, manage infrastructure, and promote a safe environment for our residents. The Town of Chevy Chase has such a Committee.

Public services of interest include those provided solely by the Town as well as those services that are partially or fully provided by other governmental and/or private entities. These services include public safety, street lighting, traffic calming, utilities, and Town infrastructure maintenance and improvements (including for accessibility). The Committee would advise the Town on residents' concerns related to WSSC (considering the major work expected in 2027 and ongoing concerns in Vinton Park), Washington Gas, and Pepco services and works in and around the Town.

The Committee would also be responsible for tracking developments related to roadways, bike paths, and public transportation in Somerset's immediate vicinity (especially considering the upcoming Friendship Heights Sector Plan) and advising the Council on necessary advocacy for the welfare of Town residents.

A separate proposal related to the Swim Team Committee will be submitted for Council consideration. Unlike other Town Committees, the Swim Team Committee has been operating without a Council-approved charter since the re-write of the Town Code in 2019.

These reforms would reduce the number of Committees from eleven to seven, which should reduce the administrative burden on Town Staff, while ensuring adequate membership of Committees, as well as more comprehensive and coordinated approaches to citizen engagement. This would also bring Somerset more in line with the number of Committees in neighboring and comparable municipalities.

Proposed Process Changes

The Committees are an essential component of the Town's governance and an important channel to connect residents with the government. However, currently, the connections between the Committees and the Mayor and Council are ad hoc at best. Therefore, it is proposed that:

- Committee Chairs will be invited to periodically brief the Council at its Work Sessions, particularly when there are Committee recommendations before the Council.
- Each Committee will prepare an annual work plan and tentative schedule of meetings at the start of each fiscal year. These will be published on the Town website and on the official Town calendar located in the *Town Journal* and Weekly Announcements! Email.
- Committees may organize Subcommittees for specific issues.
- Committee Chairs will prepare periodic and timely *Town Journal* articles updating residents on issues before their Committees, progress on the annual work plan, and decisions taken at their meetings.

- v. The Town Manager will review Committee recommendations for their administrative, financial, and legal implications prior to their consideration by the Council.
- vi. The Mayor will attend the Finance, Revenue and Budget Committee, since the Mayor presents the budget to Council for approval and is responsible for the financial administration of the Town.
- vii. The Deputy Town Manager will serve as facilitator to the Town Committees working closely with the Town Committees as the primary Staff point-of-contact.

Finally, meetings of the Town Committees will be conducted in compliance with the Maryland Open Meetings Act. With the assistance of the Town Staff Facilitator, public notice and an agenda should be issued by the Town prior to the holding of a meeting. Town Committee meetings are to be recorded via Zoom. These recordings will be hosted on the Town's YouTube account and featured on the Town website. As required by the Act, at least the Chair of the Town Committee and one other Committee Member shall complete the online training offered by the Open Meetings Compliance Board. The trainee should inform the Town Staff Facilitator once the training has been completed. All members are encouraged to complete the training.

Dear Resident,

This letter is to inform you that the Town Council has scheduled a hearing for the variance application submitted by Rebecca & Alexander Levine for the property located at 4911 Essex. The homeowners are seeking to construct a new driveway.

The Town Council Meeting is scheduled for June 1, 2026 at 7:00pm. Residents and other interested parties may attend the meeting in-person or through Zoom via the log-in information below.

<https://us02web.zoom.us/j/81292852045?pwd=eiH9gUxjfJP69iaSekbEO3OX2WCkKn.1>

Meeting ID: 812 9285 2045

Passcode: 642317

Included with this notice is a copy of the application.

At this hearing, residents will have an opportunity to express their views regarding the permit requests. If you are unable to attend the hearing, your comments can be entered into the record for consideration by the Town Council by emailing manager@townofsomersetmd.gov with the email line, "4911 Essex – Variance Application Hearing," no later than noon the day of the hearing. Copies of the application, plans, and other related documents can be requested at Town Hall by emailing the address above or calling the Town Hall at (301) 657-3211 and are available for review at the Town Hall.

SUBJECT: 4911 Essex Ave. – Building Permit Review Comments

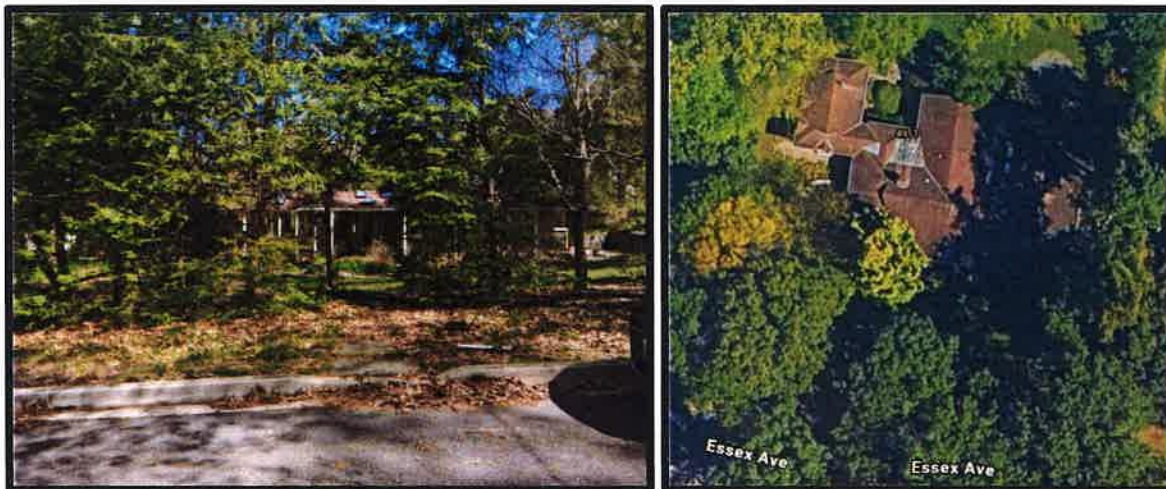
DATE: May 19,2026

I have completed my review of the variance application submitted on May 12, 2026.

The homeowners (Rebecca & Alexander Levine) are requesting approval to demolish the existing one-story house and construct a new two-story house.

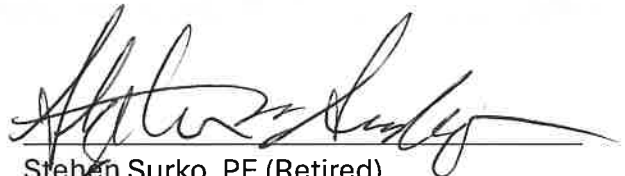
The stormwater management plan proposed has a capacity of 16,177 gal.

A variance is requested for the driveway to be constructed of impervious materials.



LOT COVERAGE				☒
R-60	Lot size = 33,880 sq. ft.			
Criteria	Building coverage		< 20%	New
Existing	House =			
New	House =	5,686 sq. ft.	16.78%	☒
	Impervious =	10,506 sq. ft.	31.01%	

STORMWATER MANAGEMENT		☒
§112-14 E.(5)(b)	New or replacement driveways	☐
Criteria	All new or replacement driveways must be constructed of permeable materials. This requirement shall not apply to the following: [1] An apron in front of a garage entrance, measuring no more than 5 feet in length and 15 feet in width; [2] An apron within a public right-of-way; or [3] A driveway, once constructed, having a slope of 5% or more. If proposed construction involves alteration of the pre-construction slope such that the post construction slope is 5% or more, and permeable materials are not used, the volume of stormwater runoff from the driveway that would have been captured and treated, at pre-construction grade, if permeable materials would have been used, must be captured and treated.	
New	Driveway (Impervious) =	1,625 sq. ft.
	The soil (Clay Loam) does not support infiltration. A permeable driveway is not appropriate with clay soil – regardless of slope. Moreover, five (5) geothermal wells are also located below the driveway. The surface area of the driveway is incorporated in the total impermeable surface area for stormwater management calculations.	


 Stephen Surko, PE (Retired)
 Town Building Permit Administrator

Town of Somerset Permit and Variance Application

1

Town of Somerset Permit and Variance Application

If your home is in the Historic District, please refer to the Historic District instructions on our website at https://www.townofsomersetmd.gov/about_us/historic_district.php

Street Address for Which Permit Applies: 4911 Essex Ave. Date: 5/11/26

Property Owner Information:

Name: Alex + Rebecca Levine Phone: 617-320-0850 (Alex cell)
Address: 4412 Chesnut St. Cell Phone: _____
City, State, Zip: Bethesda, MD 20814 Email: _____

Property Owner Information:

Name: _____ Phone: _____
Address: _____ Cell Phone: _____
City, State, Zip: _____ Email: _____

Contractor Information:

Name: Sandy Spring Builders, LLC Phone: 301-913-5995
Address: 4705 West Virginia Ave. Cell Phone: 301-938-4637 (Tyler Abrams)
City, State, Zip: Bethesda, MD 20814 Email: tabrams@sandyspringbuilders.com
Contractor License Number: BC2763 (MoCo Homebuilder)
15355382 (MD Construction Firm)
5697 (MD Home Builder Registration)

Town of Somerset Permit and Variance Application

2

Please check the appropriate boxes to indicate the permit(s) for which you are applying. See the Town Fee Schedule for associated fees and deposits.

Check Box	Permit Type	County Permit Required?	Town Deposit	Administrative Approval or Town Council Approval?
☐	Building Permit: Required for the commencement, installation, construction, extension, repair, removal, or alteration of any: ● Building* ● Impervious Surface Comprising 150 Square Feet or More** ● Driveway	Yes (type of permit depends on the work being applied for)	Yes	Town Council
☐	HVAC/Generator Permit: Required for the commencement, installation, construction, extension, repair, removal, or alteration of any: ● Air Conditioner ● Heat/Cool Pump	Yes (Residential Mechanical Permit or Residential Stand-by Generator Electrical Permit)	Yes	Administrative
☐	Demolition/Excavation Permit: Required for the commencement of demolition or excavation work for any: ● Building* ● Swimming Pool	Yes (Residential Demolition Permit)	Yes	Town Council
☐	Accessory Dwelling Unit*** Permit: Required for the erection or replacement of a new structure into an ADU or for the modification, conversion, or renovation of an existing structure into an ADU.	Yes (Residential Accessory Structures Permit)	Yes	Town Council
☐	Fence/Wall Permit: Required for any new or replacement fence or wall to be placed or constructed.	Dependent on specifications of fence/wall (Residential Fence Permit or Residential Retaining Wall Permit)	Yes	Administrative

Town of Somerset Permit and Variance Application

3

Check Box	Permit Type	County Permit Required?	Town Deposit	Administrative Approval or Town Council Approval?
☐	Dumpster/Portable Storage Unit Permit: Required for the placement or maintenance of a: • Dumpster • Storage Pod	No	Yes	Administrative
☐	Driveway Apron/Curb Cut Permit: Required for a: • Driveway Apron • Curb Cut	No	Yes	Administrative
☐	Tree Removal Permit: Required to cut down, girth, uproot, or undertake any action that may significantly and permanently detract from the health or growth of any tree on private property within the Town with a diameter of 4 inches or more, as measured 4 ½ feet above the average surrounding ground level, or any tree which has been planted or transplanted as part of a replanting plan undertaken pursuant to a previously issued permit	No	Depends on number of tree being removed	Depends on number of tree being removed
☒	Variance Permit: Required if requesting that the Town Council grant a variance from the requirements of the Town Code	Depends on type of variance	No	Town Council
☐	Application to Amend Permit: Required if seeking to modify or alter approved and permitted plans or specifications	Depends on type of permit being amended	No	Depends on type of permit being amended
☐	Application to Extend Permit: Required if seeking an extension of time for an existing permit	Depends on type of permit being extended	No	Depends on type of permit being extended

Town of Somerset Permit and Variance Application

4

***The Town defines Building as:**

"Any permanent structure, whether a main or accessory structure, having one or more stories and a roof, designed primarily for the shelter, support or enclosure of persons or property of any kind, and including all parts of the structure, including, but not limited to, projections, elements, appurtenances, and equipment that is/are attached to or located within ten (10) feet of a building surface. 'Building' excludes projections, elements, appurtenances, and equipment that is/are constructed at or below grade, such as a window well or patio."

****The Town defines Impervious Surface as:**

"A surface which prevents or impedes infiltration, including, but not limited to, buildings, structures, and concrete or asphalt sidewalks, walkways, stoops, stairways, patios, swimming pools, driveways, and parking pads, and other similar surfaces."

*****The Town defines Accessory Dwelling Unit (ADU) as either:**

"A second dwelling unit that is an accessory use and is located within a main building or an accessory building."

or

"A dwelling unit that is a detached accessory building or part thereof."

Additionally, the Town defines Dwelling Unit as:

"A building or portion of a building providing complete living facilities for not more than one household, including, at a minimum, facilities for cooking, sanitation, and sleeping."

Note on Building Permits That Incorporate Other Standalone Permits:

- If you are applying for multiple permits under a single building permit, the cumulative deposit will not exceed \$2,000, with the exception of the Tree Reforestation deposit.
- If you are applying for multiple permits under a single building permit, any item that is usually approved administratively will also require approval by the Town Council.

Description of Work to be Done:

Application for new driveway for new home to be built from
an impervious surface in lieu of pervious surface, due to soils
testing showing existing soils would not support a pervious driveway.

Town of Somerset Permit and Variance Application

5

Anticipated Date for Work to Commence: June 2026

Anticipated Date for Work Completion: July 2027

I certify that I am the owner(s) of the property for which I am applying for a permit, that the application is correct and that construction will comply with the plans submitted. I acknowledge this to be a condition of the issuance of this permit.

DocuSigned by:
Alex Levine
Owner Signature: _____ Date: 5/11/2026
10649B7F011443F

Printed Name: Alex Levine

Signed by: 
Owner Signature: _____ Date: 5/11/2026

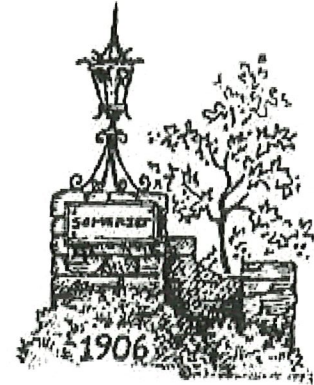
Printed Name: Rebexca Levine



Jeffrey Z. Slavin
Mayor



4510 Cumberland Avenue
Chevy Chase, MD 20815
(301) 657-3211
Town@townofsomersetmd.gov



EJ Hardwick
Town Manager

Town of Somerset House Number Certification

The undersigned building permit applicant hereby certifies, in accordance with Town Code Section 112-6(K), that the house number for the subject property will be displayed in accordance with Montgomery County Code Sec. 22-97, as amended or replaced.

The undersigned acknowledges that the proper display of the house number is critical for the identification of the property by emergency responders.

The undersigned acknowledges and understands that Montgomery County Code Sec. 22- 97 (2022 edition) provides, in pertinent part, as follows:

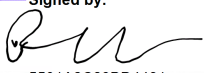
“Sec. 22-97. Address numbers.

(a) The owner of any structure presently existing or constructed in the future must display Arabic numbers designating the address assigned to the structure by the Maryland-National Capital Park and Planning Commission, or by the municipality in which the structure is located. Numbers must be at least five (5) inches high for single-family detached and attached residences and at least six (6) inches high for commercial, industrial or multifamily structures. However, if the numbers designating the address of a single-family residence on April 5, 1988, were at least three (3) inches high, those numbers comply with the size requirement of this section as long as they remain in place. Address displays must be posted on a contrasting background displayed in a conspicuous place that is unobstructed and clearly readable from the street named in the official address of the structure. (1982 L.M.C., ch. 30, § 1; 1988 L.M.C., ch. 33, § 1.)”

Subject Property: 4911 Essex Ave.

Property Owner: 
DocuSigned by: 10649B7F011443F...

Alex Levine 5/11/2026

Property Owner: 
Signed by: 5501A2C29BD4481...

Rebexca Levine 5/11/2026

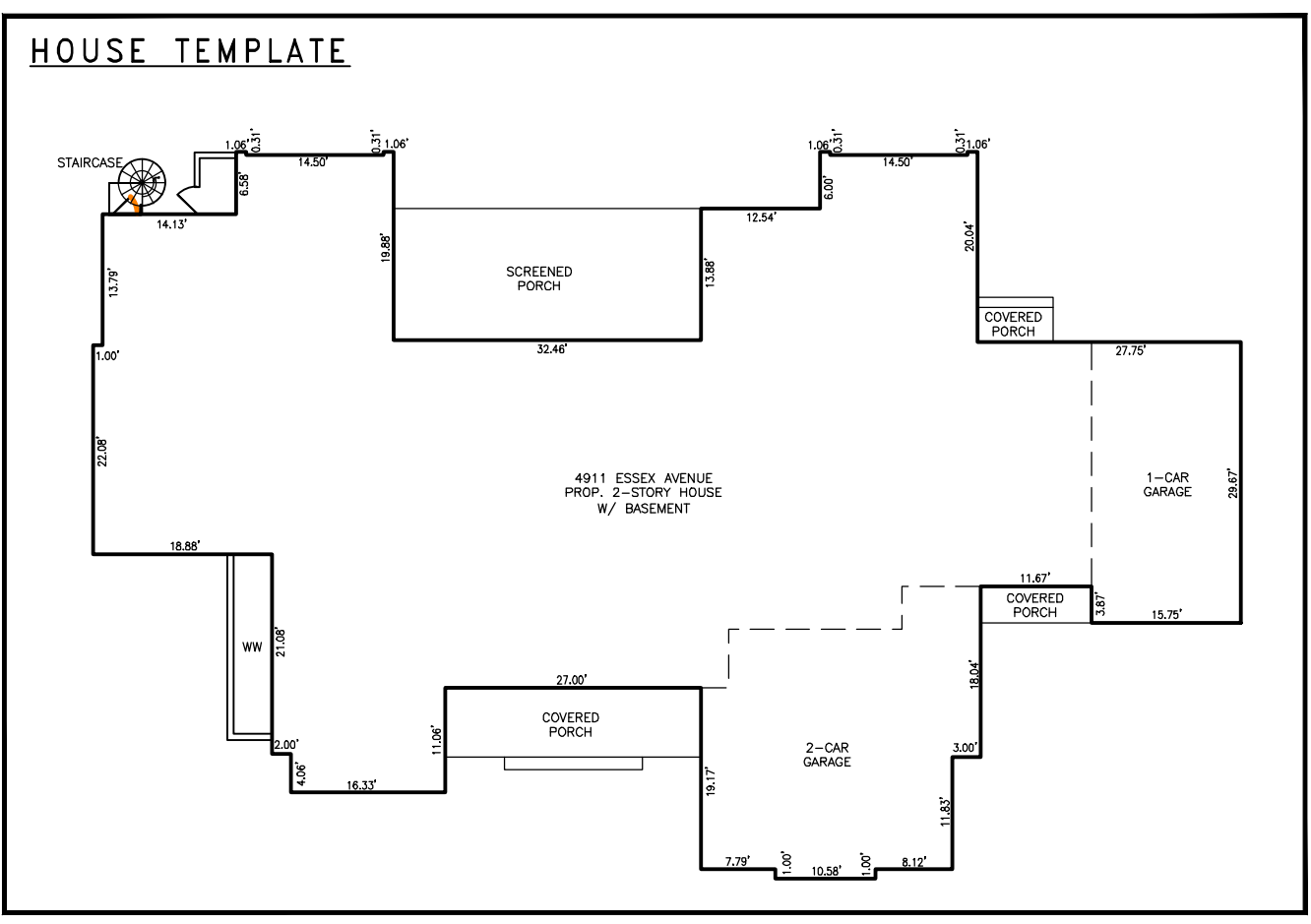
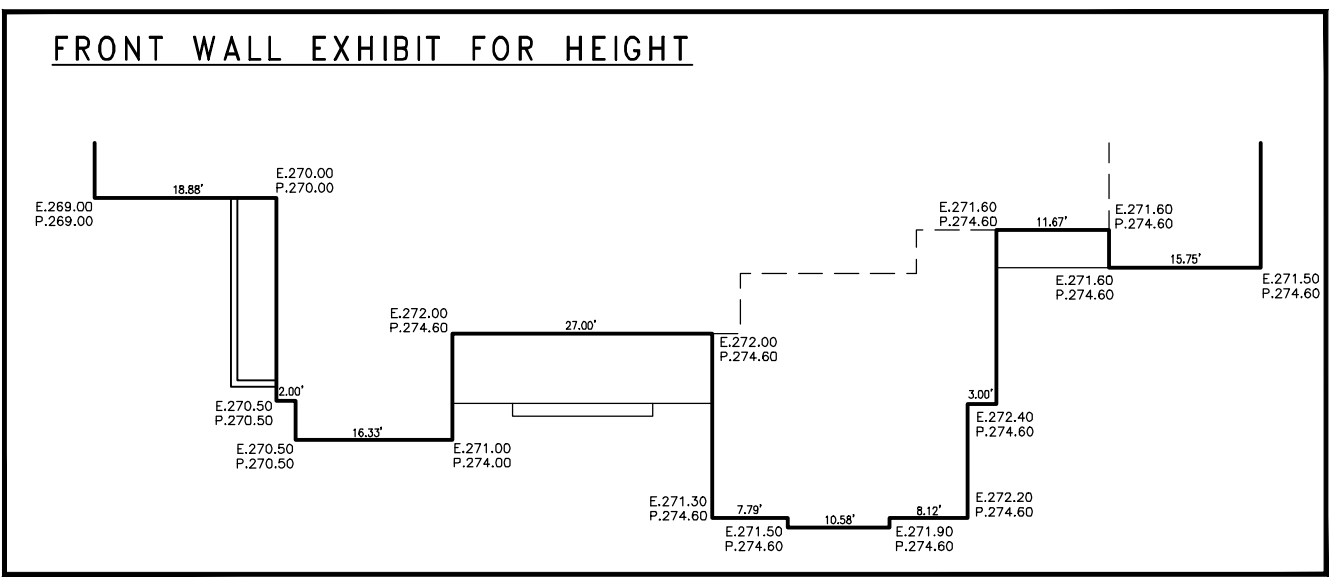
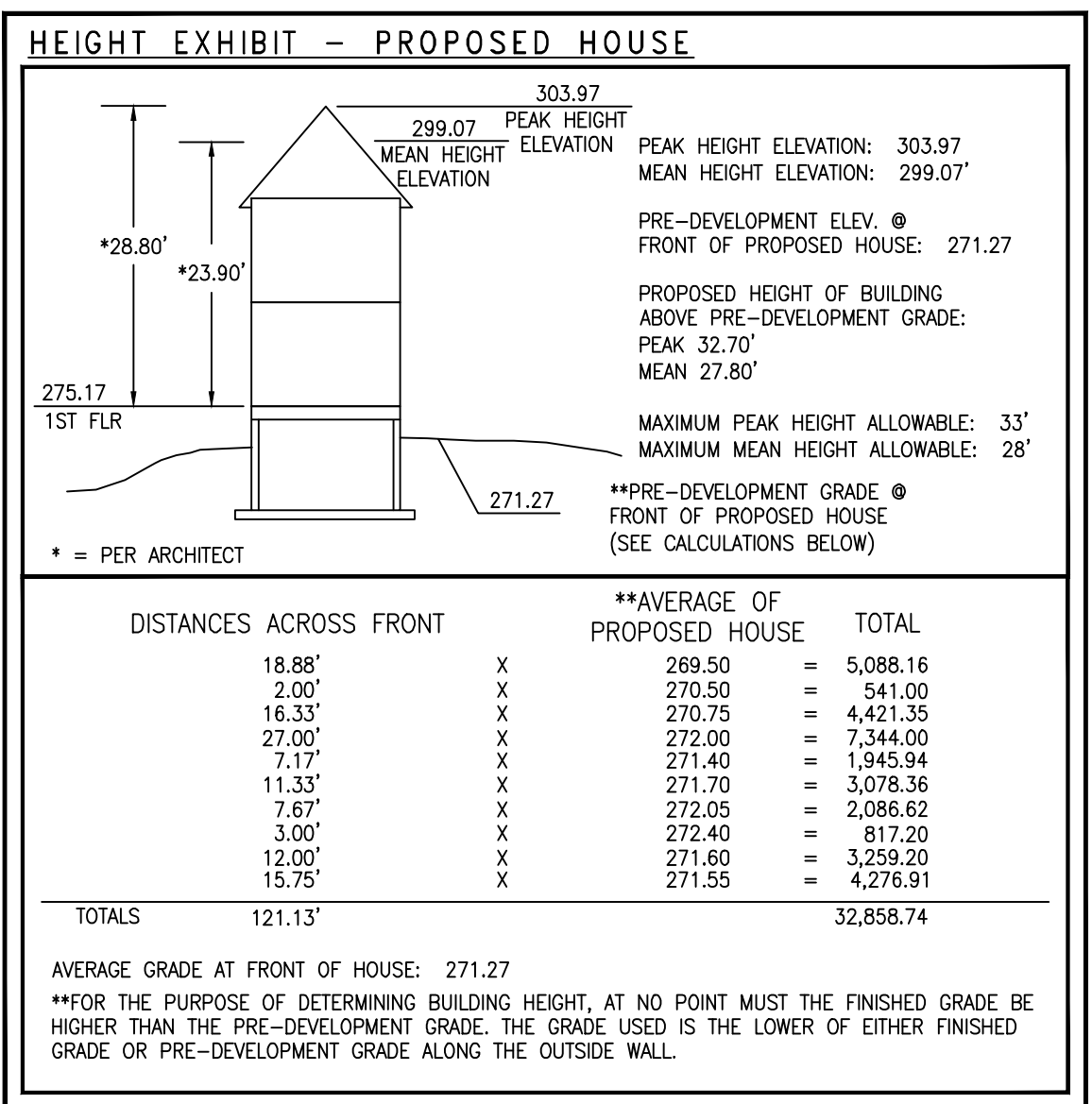
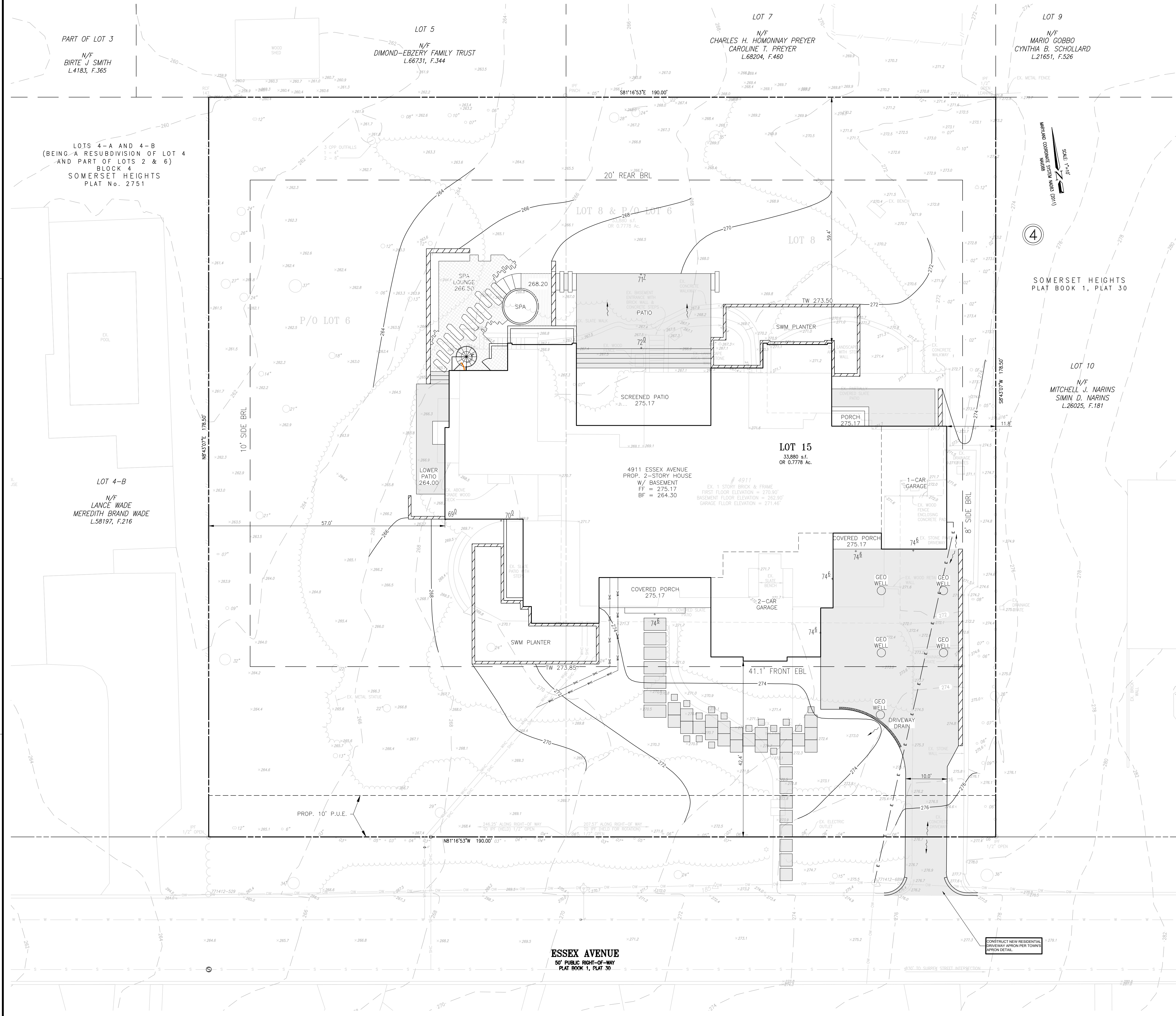
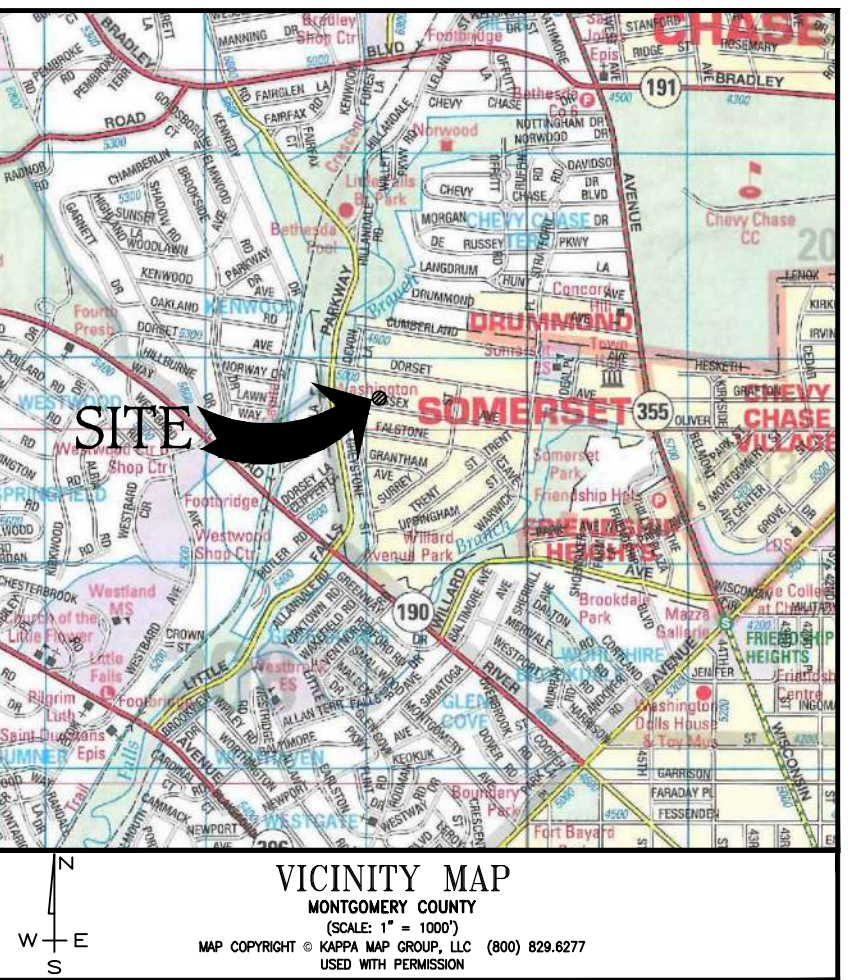
(if no second property owner, please write “NA”)

TOWN OF SOMERSET FEE SCHEDULE

TYPE OF CONSTRUCTION	FEE	BOND
New Home	\$5000.00	\$2000.00
Demolition of a Building with a Footprint of: 1. Fewer 250 square feet 2. 250 or more square feet	1. \$250.00 2. \$500.00	NA
All Building Additions, Regardless of Main or Accessory Use, with Footprint Increase of: 1. Fewer than 200 square feet 2. 200 square feet or more	1. \$200.00 2. \$250.00 + \$1.00 per square foot above 200	\$2000.00
Generator	\$100.00	\$2000.00
HVAC	\$75.00	\$2000.00
Driveway Apron, Curb Cut, Sidewalk, Driveway, Parking Pad	\$100.00	\$1000.00
Wall / Fence	\$100.00	\$1000.00
Stormwater Total Impervious Surface Increase Added: 1. Fewer than 400 square feet 2. 400 square feet or greater 3. New Construction	1. \$250.00 2. \$500.00 3. \$2400.00	NA
Dumpster / Temporary Storage Pod	\$100.00	\$1000.00
Right-of-Way Agreement	\$200.00	NA
Permit Amendment / Extension	½ Original Fee per Amendment/Extension	NA
Variance / Waiver / Exception	\$1,000.00	NA
Special Meeting	\$400.00	NA
Canopy Tree Removal (1-2 trees)	\$50.00 per tree*	NA
Canopy Tree Removal (3 or more trees)	\$50.00 per tree*	\$500 per tree

*There shall be no fee for a tree found by the Town Arborist to be dead, diseased, insect-infested, or injured beyond restoration. The test is derived from Town Code Sec. 182-7 B. "Mitigating factors weighing in favor of removal.

(1) Whether the tree is diseased, insect-infested, or injured beyond restoration;"



```

GENERAL NOTES
SITE:
* ADDRESS: 4911 ESSEX AVENUE, CHEVY Chase MD 20815
* LOT 15, BLK 4
* TAX ID: 07-00536811
* WATER/SEWER: N1, S1
* TAX MAP: H21
* FLOODPLAIN: NONE
* WSSC CRID: 208N005
* WATERSHED: LITTLE FALLS

SURVEY:
* HORIZONTAL DATUM BASED ON NAD83(2011)
* VERTICAL DATUM BASED ON NAVD83
* TOPOGRAPHY BASED ON FIELD RUN TOPO PERFORMED BY CPU ON 01-31-2025 &
  SUPPLEMENTED WITH AVAILABLE GEO INFORMATION
* TOPO AT 2' CONTOUR INTERVALS
* THIS LOT IS NOT ASSOCIATED WITH A PRELIMINARY PLAN
* NO 100YR FLOODPLAIN/WETLANDS LOCATED WITHIN THE SITE
* NO HISTORIC SITE LOCATED WITHIN/ADJACENT TO THE SITE

ZONING:
* SUBDIVISION: SOMERSET HEIGHTS, PLAT #26287 RECORDED: 2026
* PROPERTY CORNER: 8'-6"
* ** MAIN STRUCTURE SETBACKS:
  ** FRONT YARD: 41'-0" (R)
  ** SIDE YARD: 8' / 10' (R'S)
  ** REAR YARD: 20'
* ** LOT SIZE = 33,880 SQ. FT. (R)
* MAXIMUM COVERAGE: ALLOWED = 20%
* PROPOSED COVERAGE: 16.78%

LOT COVERED CALCULATIONS:
PROPOSED SUITE      = 5,686.47
  SUPPLEMENTED      = 5,686.47
  33,880
  = 16.78%

```

OPSOIL MUST BE APPLIED TO ALL PERVIOUS AREAS WITHIN THE LIMITS OF DISTURBANCE PRIOR TO PERMANENT STABILIZATION IN ACCORDANCE WITH MDE "STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, OPSOILING, AND SOIL AMENDMENTS".

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND,

LICENSE NUMBER : 19199 Designated by _____
EXPIRATION DATE : 7/16/2027

SEAL OF THE BOARD OF PROFESSIONAL ENGINEERS
OF THE STATE OF MARYLAND

Not valid without signature

UPDATES/REVISIONS:

SITE PLAN
4911 ESSEX AVENUE
LOT 15, BLOCK 4
SOMERSET HEIGHTS-4911 ESSEX AVE
BETHESDA (7th) ELECTION DISTRICT
MONTGOMERY COUNTY

CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
Associates
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9399
www.cpija.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: SANDY SPRING BUILDERS, LLC 4705 WEST VIRGINIA AVENUE BETHESDA MD 20814 ATTN: MIKI BRODSKY KRESS	WSSC GRID:		TAX MAP:	
	DESIGN	RPI	SHEET 1	OF 1
	DRAFT	RPI		
	DATE	OCT. 2025		
	COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.		FILE NO: 2024-1308-21	
SCALE	AS NOTED			

-----	SHC	APPROXIMATE LOCATION OF SEWER HOUSE CONNECTION

-----	EXISTING GRADE	

-----	PROPOSED GRADE	
-----	WHC	APPROXIMATE LOCATION OF WATER HOUSE CONNECTION

-----	G	APPROXIMATE LOCATION OF PROPOSED GAS CONNECTION

-----	E	APPROXIMATE LOCATION OF PROPOSED ELECTRIC CONNECTION

-----	PROPERTY BOUNDARY	

MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REQUIREMENTS OF CHAPTER 35A OF THE MASS REGS. CERTIFICATIONS ON THIS SHEET ARE REQUIRED ON ANY PLAN INVOLVING STORMWATER MANAGEMENT. THE STRUCTURAL CERTIFICATION IS REQUIRED FOR UNDERGROUND STORMWATER MANAGEMENT STRUCTURES WHERE POURED CONCRETE WALLS ARE TO BE UTILIZED, OR ON ANY OTHER STRUCTURE WHERE DEEPER EXCAVATION IS REQUIRED.

GRAPHIC SCALE: 10 0 5 10 20
SCALE: 1" = 10'

Legend:
 -+ 0.00 EXISTING GRADE SPOT ELEVATION
 - - - - - APPROXIMATE LOCATION OF PROPOSED ELECTRIC CONNECTION
 --- PROPERTY BOUNDARY

Dear Resident,

This letter is to inform you that the Town Council has scheduled a hearing for the building permit application submitted by Brian Afnan for the property located at 4803 Grantham for the demolition of the existing house and the construction of a new house.

The Town Council Meeting is scheduled for 7:00pm, June 1, 2026, residents and other interested parties may attend the meeting in-person or through Zoom via the log-in information below.

<https://us02web.zoom.us/j/81292852045?pwd=eiH9gUxjfJP69iaSekbEO3OX2WCkKn.1>

Meeting ID: 812 9285 2045

Passcode: 642317

Included with this notice is:

- A copy of the application
- A copy of the site plan
- A copy of the stormwater management plan

At this hearing, residents will have an opportunity to express their views regarding the permit requests. If you are unable to attend the hearing, your comments can be entered into the record for consideration by the Town Council by emailing manager@townofsomersetmd.gov with the email line, "4803 Grantham – Building Application Hearing," no later than noon the day of the hearing. Copies of the application, plans, and other related documents can be requested at Town Hall by emailing the address above or calling the Town Hall at (301) 657-3211 and are available for review at the Town Hall.

SUBJECT: 4803 Grantham Ave. – Building Permit Review Comments

DATE: May 14, 2026

I have completed my review of the new plans submitted on May 10, 2026.

The homeowner (Afnan Properties, LLC) is requesting approval to demolish the existing one-story house and replace it with a two-story contemporary style house. The modified home design is the same width as the existing home (48' wide). The front of the modified design appears as a 1-story home, featuring a low sloped roof that covers the second level. This modified design aims to maintain similar "massing" and "character" as the existing home on the property. The new driveway location almost exactly matches the existing one, except the new one is a little smaller with greater slope as a result.

A large, healthy 30" oak tree in the rear yard drove various design decisions.



LOT COVERAGE				☒
R-60	Lot size = 11,836 sq. ft.			
Criteria	Building coverage		< 24.2%	Infill (New)
Existing	Floor Area =	1,479 sq. ft.	FAR =	0.13
Previous	House =	2,717 sq. ft.	23.0%	
	Impervious =	4,585 sq. ft.	38.7%	
New	House =	2,758 sq. ft.	23.3%	☒
	Impervious =	4,064 sq. ft.	34.3%	
	Floor Area =	6,775 sq. ft.	FAR =	0.57

ENVELOPE				☒
§112-14 C.	Building Height			☒
Criteria	The height of a main building shall not be greater than 33 feet to the highest point of roof surface regardless of roof type, and 28 feet to the mean height level between the eaves and ridge of a gable, hip, pyramidal, mansard, or gambrel roof.			
Previous	Peak =	32.00 ft.	Mean =	Flat
New	Peak =	32.15 ft.	Mean =	24.34 ft.
§112-14 D.	Setbacks			☒
	Front	Sides	Rear	HVAC Units
Criteria	EBL = 30.0'	8' one side 18' both sides	20.0'	<5' into setback
Previous	32.1'	9.5' one side 22.0' both sides	40.6'	No HVAC units in setback
New	30.5'	12.8' one side 33.1' both sides	32.2'	No HVAC units in setback

STORMWATER MANAGEMENT			☒
§112-14 E.(5)(a)	Stormwater drainage		☒
Criteria	All reasonable opportunities for using nonstructural practices must be exhausted before structural practices are implemented. On-site infiltration must be accomplished, to the maximum extent practicable, in the following order of preference: Environmental site design (ESD); and Structural devices.		
Soil Type	Sandy Loam	Does support infiltration	
ESD to the MEP	A raingarden and three drywells are proposed to handle the volume of runoff stormwater from all impervious surfaces. Drywells are considered structural devices. The following comments from the original application remain valid: "The principal stormwater facilities in the rear include a non-structural infiltration facility ... and a dry well. The infiltration facility, because it is located at grade and can receive surface water flow, must be the facility that receives the offsite drainage that flows into our property. Accordingly, this infiltration facility receives the offsite drainage and most, but not all, of the roof area for the new home ... The roof area of the new home that cannot be received by the infiltration facility due to constraints is directed into the rear dry well."		

	There are two (2) drywells in the front yard to capture all runoff from the sloped roof to the front. The proposed project incorporates ESD to the Maximum Extent Practicable (MEP).		
§112-14 E.(5)(b)	New or replacement driveways	☒	
Criteria	All new or replacement driveways must be constructed of permeable materials. This requirement shall not apply to the following: [1] An apron in front of a garage entrance, measuring no more than 5 feet in length and 15 feet in width; [2] An apron within a public right-of-way; or [3] A driveway, once constructed, having a slope of 5% or more. If proposed construction involves alteration of the pre-construction slope such that the post construction slope is 5% or more, and permeable materials are not used, the volume of stormwater runoff from the driveway that would have been captured and treated, at pre-construction grade, if permeable materials would have been used, must be captured and treated.		
Previous	Driveway =	711 sq. ft.	<5%
New	Driveway =	632 sq. ft.	5.9%
	With a slope of 5.9%, the new driveway is not required to be permeable – but it is included in the impervious surface area for the new house.		
§112-14 E.(5)(c)	Stormwater management for an addition greater than 150 sq. ft.	☒	
Criteria	Stormwater drainage plan must provide on-site infiltration for the volume of stormwater runoff resulting from all new impervious surfaces for a one-year storm event (2.6")		
Addition	Impervious area		
	House w Garage & Porch =	3,017 sq. ft.	
	Rear Patio =	208 sq. ft.	
	Window Well =	17 sq. ft.	
	Front Walkway =	152 sq. ft.	
	Retaining Walls =	38 sq. ft.	
	Driveway =	632 sq. ft.	
	Total New* =	4,064 sq. ft.	
	1-Year Storm Event =	836.5 cu. ft.	6,258 gal.

	Onsite Stormwater Management		
	Dry Wells =	465.8 cu. ft.	3,484 gal.
	Raingarden =	459.1 cu. ft.	3,434 gal.
	Total =		6,918 gal.

* Note: Homeowner's calculation of stormwater conservatively included HVAC units (8 SF) and driveway apron (188 SF) in the public right-of-way.



Stephen Surko, PE (Retired)
Town Building Permit Administrator

Feather & Assoc.

Tolbert V. Feather, Ph.D.

*Advisors for: Landscape Development
Landscape Management, Plant Pest Management*

Town of Somerset
4510 Cumberland Avenue
Chevy Chase, MD 20815

February 25, 2026
revised 4-2-26
5-26-26

Tree Removal Permit – 4803 Grantham Avenue

The trees requested for removal, along with the reasons for removal, are given below. Photos and a plan are attached.

Sizes in diameter at 4.5' above ground level.

Tree 1 – Flowering Cherry 6" – in the footprint of front yard grading for drainage.

Tree 2 – American Holly 11" – in the footprint of the side yard grading for drainage.

Tree 3 – Crepe Myrtle – 12" at the base – in the footprint of the house.

Tree 4 – Tulip Poplar – 59" – the tree has twin trunks with a crack between the trunks and decay at the base.

The tree is hazardous. The tree is in the footprint of the stormwater infiltration pond.

Tree 5 – Mulberry 6" – in the footprint of grading for drainage in the rear yard.

Tree 6 – Mulberry 6" – in the footprint of grading for drainage in the rear yard.

Tree 7 – Flowering Cherry 6" – in the footprint of grading for drainage in the rear yard.

Tree 8 – Black Gum 9" – in the footprint of grading for drainage in the rear yard.

Tree 9 – Flowering Cherry 9" – in the footprint of grading for drainage in the rear yard.

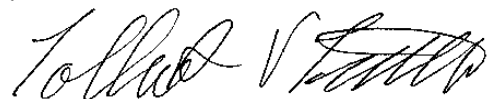
The following trees are proposed as a reforestation plan.

Two canopy trees (red maple, sugar maple, black gum, oaks), seven ornamental trees (flowering cherry, dogwood, redbud), or evergreen trees (holly, white pine, spruce).

Bonding requirements:

9 trees removed x \$500.00 = \$4,500.00

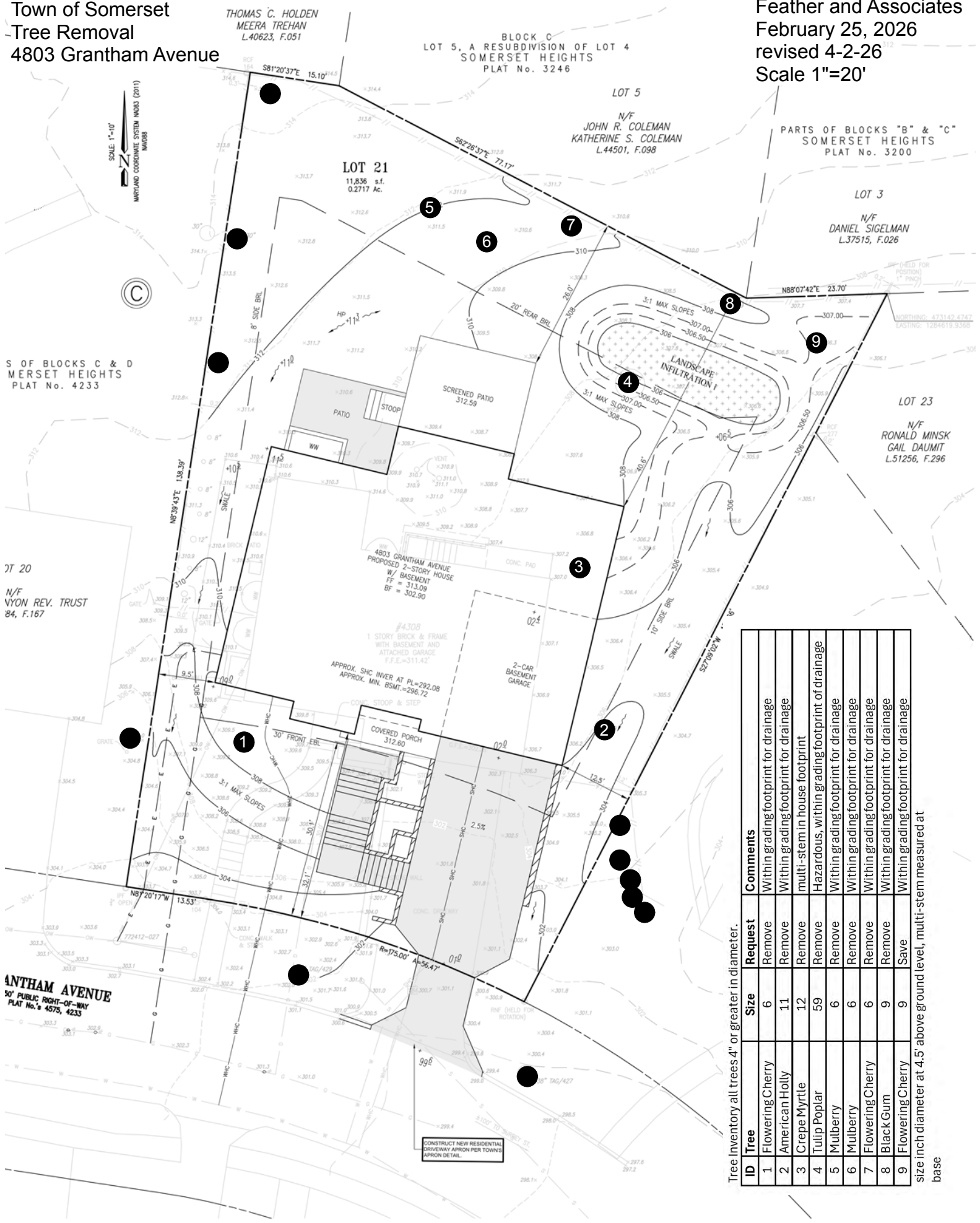
The proposed landscape plan is attached. Proposed trees are 2 Black Gum (Canopy), 5 Yoshino Cherry (Ornamental Trees) 5 Green Giant Arborvitae (Evergreen Trees)



Tolbert V. Feather

Town of Somerset
Tree Removal
4803 Grantham Avenue

Feather and Associates
February 25, 2026
revised 4-2-26
Scale 1"=20'



Tree Inventory all trees 4" or greater in diameter.

ID	Tree	Size	Request	Comments
1	Flowering Cherry	6	Remove	Within grading footprint for drainage
2	American Holly	11	Remove	Within grading footprint for drainage
3	Crape Myrtle	12	Remove	multi-stem in house footprint
4	Tulip Poplar	59	Remove	Hazardous, within grading footprint of drainage
5	Mulberry	6	Remove	Within grading footprint for drainage
6	Mulberry	6	Remove	Within grading footprint for drainage
7	Flowering Cherry	6	Remove	Within grading footprint for drainage
8	Black Gum	9	Remove	Within grading footprint for drainage
9	Flowering Cherry	9	Save	Within grading footprint for drainage

size inch diameter at 4.5' above ground level, multi-stem measured at base

Town of Somerset
Tree Removal
4803 Grantham Avenue



Tree 1 Flowering Cherry 6"



Tree 2 American Holly 11'



Tree 3 Crepe Myrtle 12" at base



Trees 5&6 Mulberry 6"

Town of Somerset
Tree Removal
4803 Grantham Avenue



Tree 4 - Tulip Poplar 59"



Tulip Poplar split trunk with crack



Tulip Poplar decay at base



Tree 7 Flowering Cherry 6"

Town of Somerset
Tree Removal
4803 Grantham Avenue



Tree 8 Black Gum 9"



Tree 9 Flowering Cherry 9"

Feather & Assoc.

Tolbert V. Feather, Ph.D.

*Advisors for: Landscape Development
Landscape Management, Plant Pest Management*

February 25, 2026
Revised 5-26-26

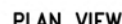
Tree Protection Plan
Town of Somerset
4803 Grantham Avenue

Attached is a map of the tree protection plan for the residence at 4803 Grantham Avenue.
On the condition that Owner complies with the tree protection plan, The Town of Somerset may issue the permit.

Tree protection shall include:

1. Tree protection fencing shall be installed in the locations shown on the plan. Tree protection fencing shall delineate the tree protection zones. Tree protection fencing shall be 4' tall, continuous, easily visible and supported with 4"x4" hardwood stakes or steel poles.
2. The Owner/Contractor shall inform all workers on site that the tree protection zones shall not be entered. Neither materials nor equipment shall be stored within the tree protection zones. No grading shall be done within the tree protection zones. The grading outside of the tree protection zones shall not be changed to divert and collect water within tree protection zones.
3. Silt fencing shall follow tree protection fencing.
4. The Town of Somerset office shall be notified if there is any change in the construction plans that would impact the protected trees.
5. If excavation (outside of the tree protection zone) exposes roots on protected trees, the damaged roots shall be cleanly cut before backfilling the excavation.
6. The Owner/Contractor shall maintain the fencing until the construction is completed. The fencing may be removed for preparation and installation of new landscaping.

Feather and Associates
February 25, 2026
Revised 5-26-26
Scale 1"=20'



Town of Somerset Permit and Variance Application

If your home is in the Historic District, please refer to the Historic District instructions on our website at https://www.townofsomersetmd.gov/about_us/historic_district.php

Street Address for Which Permit Applies: **4803 Grantham** Date: **5/7/2026**

Property Owner Information:

Name: **Afnan Properties LLC** Phone: **N/A**

Address: **7008 Florida St** Cell Phone: **(301) 602-7120**

City, State, Zip: **Chevy Chase, MD 20815** Email: **Brian@AfnanCo.com**

Property Owner Information:

Name: **Afnan Properties LLC** Phone: **N/A**

Address: **7008 Florida St** Cell Phone: **(301) 602-7120**

City, State, Zip: **Chevy Chase, MD 20815** Email: **Brian@AfnanCo.com**

Contractor Information:

Name: **Afnan Development LLC dba Afnan & Co.** Phone: _____

Address: **7008 Florida St** Cell Phone: **(301) 602-7120**

City, State, Zip: **Chevy Chase, MD 20815** Email: **Brian@AfnanCo.com**

Montgomery County Home Builder Registration BC229269
Contractor License Number: **Maryland Home Builder Registration No. 9567**

Please check the appropriate boxes to indicate the permit(s) for which you are applying. See the Town Fee Schedule for associated fees and deposits.

Check Box	Permit Type	County Permit Required?	Town Deposit	Administrative Approval or Town Council Approval?
☒	Building Permit: Required for the commencement, installation, construction, extension, repair, removal, or alteration of any: • Building* • Impervious Surface Comprising 150 Square Feet or More** • Driveway	Yes (type of permit depends on the work being applied for)	Yes	Town Council
☐	HVAC/Generator Permit: Required for the commencement, installation, construction, extension, repair, removal, or alteration of any: • Air Conditioner • Heat/Cool Pump	Yes (Residential Mechanical Permit or Residential Stand-by Generator Electrical Permit)	Yes	Administrative
☒	Demolition/Excavation Permit: Required for the commencement of demolition or excavation work for any: • Building* • Swimming Pool	Yes (Residential Demolition Permit)	Yes	Town Council
☐	Accessory Dwelling Unit*** Permit: Required for the erection or replacement of a new structure into an ADU or for the modification, conversion, or renovation of an existing structure into an ADU.	Yes (Residential Accessory Structures Permit)	Yes	Town Council
☒	Fence/Wall Permit: Required for any new or replacement fence or wall to be placed or constructed.	Dependent on specifications of fence/wall (Residential Fence Permit or Residential Retaining Wall Permit)	Yes	Administrative

Check Box	Permit Type	County Permit Required?	Town Deposit	Administrative Approval or Town Council Approval?
☒	Dumpster/Portable Storage Unit Permit: Required for the placement or maintenance of a: • Dumpster • Storage Pod	No	Yes	Administrative
☒	Driveway Apron/Curb Cut Permit: Required for a: • Driveway Apron • Curb Cut	No	Yes	Administrative
☒	Tree Removal Permit: Required to cut down, girth, uproot, or undertake any action that may significantly and permanently detract from the health or growth of any tree on private property within the Town with a diameter of 4 inches or more, as measured 4 ½ feet above the average surrounding ground level, or any tree which has been planted or transplanted as part of a replanting plan undertaken pursuant to a previously issued permit	No	Depends on number of tree being removed	Depends on number of tree being removed
☐	Variance Permit: Required if requesting that the Town Council grant a variance from the requirements of the Town Code	Depends on type of variance	No	Town Council
☐	Application to Amend Permit: Required if seeking to modify or alter approved and permitted plans or specifications	Depends on type of permit being amended	No	Depends on type of permit being amended
☐	Application to Extend Permit: Required if seeking an extension of time for an existing permit	Depends on type of permit being extended	No	Depends on type of permit being extended

***The Town defines Building as:**

“Any permanent structure, whether a main or accessory structure, having one or more stories and a roof, designed primarily for the shelter, support or enclosure of persons or property of any kind, and including all parts of the structure, including, but not limited to, projections, elements, appurtenances, and equipment that is/are attached to or located within ten (10) feet of a building surface. ‘Building’ excludes projections, elements, appurtenances, and equipment that is/are constructed at or below grade, such as a window well or patio.”

****The Town defines Impervious Surface as:**

“A surface which prevents or impedes infiltration, including, but not limited to, buildings, structures, and concrete or asphalt sidewalks, walkways, stoops, stairways, patios, swimming pools, driveways, and parking pads, and other similar surfaces.”

*****The Town defines Accessory Dwelling Unit (ADU) as either:**

“A second dwelling unit that is an accessory use and is located within a main building or an accessory building.”

or

“A dwelling unit that is a detached accessory building or part thereof.”

Additionally, the Town defines Dwelling Unit as:

“A building or portion of a building providing complete living facilities for not more than one household, including, at a minimum, facilities for cooking, sanitation, and sleeping.”

Note on Building Permits That Incorporate Other Standalone Permits:

- If you are applying for multiple permits under a single building permit, the cumulative deposit will not exceed \$2,000, with the exception of the Tree Reforestation deposit.
- If you are applying for multiple permits under a single building permit, any item that is usually approved administratively will also require approval by the Town Council.

Description of Work to be Done:

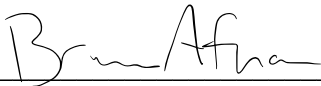
The existing home located at 4803 Grantham Avenue will be replaced with a new home.

The proposed new home complies fully with all prescriptive zoning dimensional and coverage requirements of the county and the Town of Somerset. The town code, section 112-14, (E) (5) (b) [3] exempts driveways with slopes in excess of 5% from the requirement of permeable pavement. The proposed driveway slope for the new home is 5.9%, well over the 5% maximum limit for permeable pavement that is prescribed in the code. The reason the drive slope is higher than 5% is because we must design to the extreme topographic rise in slope from front to rear on our property. Accordingly, the proposed driveway is NOT subject to a permeable pavement requirement per the code. In this instance, the code prescribes that other stormwater management facilities on the proposed project be increased in capacity to handle the equivalent amount of water that a permeable driveway would have otherwise handled. The landscape infiltration facility on the right rear corner of or proposed design has been designed to handle the stormwater capacity that would have otherwise resulted from a permeable pavement driveway. It is our understanding of the code, and that of our attorney, that the prescriptive stipulations of the code are clear when the driveway slope exceeds 5% and that our application fully complies with the prescribed code. If the Town of Somerset does not agree with our reading of the plain language of the code which clearly removes the permeable pavement requirement for slopes in excess of 5% with offsetting SWM capacity in other facilities, then we do request a variance for the use of impermeable pavement on the proposed driveway due to the slope being in excess of 5%. We note that in addition to the driveway stormwater volume being fully accounted for in the landscape infiltration facility that we have also fully accounted for the driveway apron stormwater capacity in the landscape infiltration facility even through the Town of Somerset does NOT require that the driveway apron be accounted for. We further note that all of our impervious surfaces have been fully accounted for and that the capacity of our proposed stormwater facilities exceeds the requirements of the Town of Somerset.

Anticipated Date for Work to Commence: **We hope to begin work in July or August 2026**

Anticipated Date for Work Completion: **January 2027 or February 2027**

I certify that I am the owner(s) of the property for which I am applying for a permit, that the application is correct and that construction will comply with the plans submitted. I acknowledge this to be a condition of the issuance of this permit.

Owner Signature:  Date: **5/7/2026**

Printed Name: **Brian Afnan, President, Afnan Properties LLC**

Owner Signature: **N/A** Date: **N/A**

Printed Name: **N/A**



Jeffrey Z. Slavin
Mayor



4510 Cumberland Avenue
Chevy Chase, MD 20815
(301) 657-3211
Town@townofsomersetmd.gov



EJ Hardwick
Town Manager

Town of Somerset House Number Certification

The undersigned building permit applicant hereby certifies, in accordance with Town Code Section 112-6(K), that the house number for the subject property will be displayed in accordance with Montgomery County Code Sec. 22-97, as amended or replaced.

The undersigned acknowledges that the proper display of the house number is critical for the identification of the property by emergency responders.

The undersigned acknowledges and understands that Montgomery County Code Sec. 22- 97 (2022 edition) provides, in pertinent part, as follows:

“Sec. 22-97. Address numbers.

(a) The owner of any structure presently existing or constructed in the future must display Arabic numbers designating the address assigned to the structure by the Maryland-National Capital Park and Planning Commission, or by the municipality in which the structure is located. Numbers must be at least five (5) inches high for single-family detached and attached residences and at least six (6) inches high for commercial, industrial or multifamily structures. However, if the numbers designating the address of a single-family residence on April 5, 1988, were at least three (3) inches high, those numbers comply with the size requirement of this section as long as they remain in place. Address displays must be posted on a contrasting background displayed in a conspicuous place that is unobstructed and clearly readable from the street named in the official address of the structure. (1982 L.M.C., ch. 30, § 1; 1988 L.M.C., ch. 33, § 1.)”

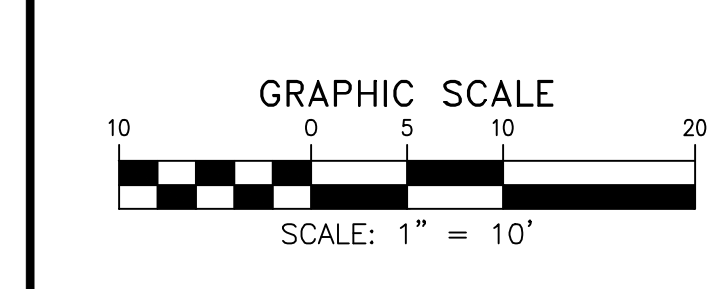
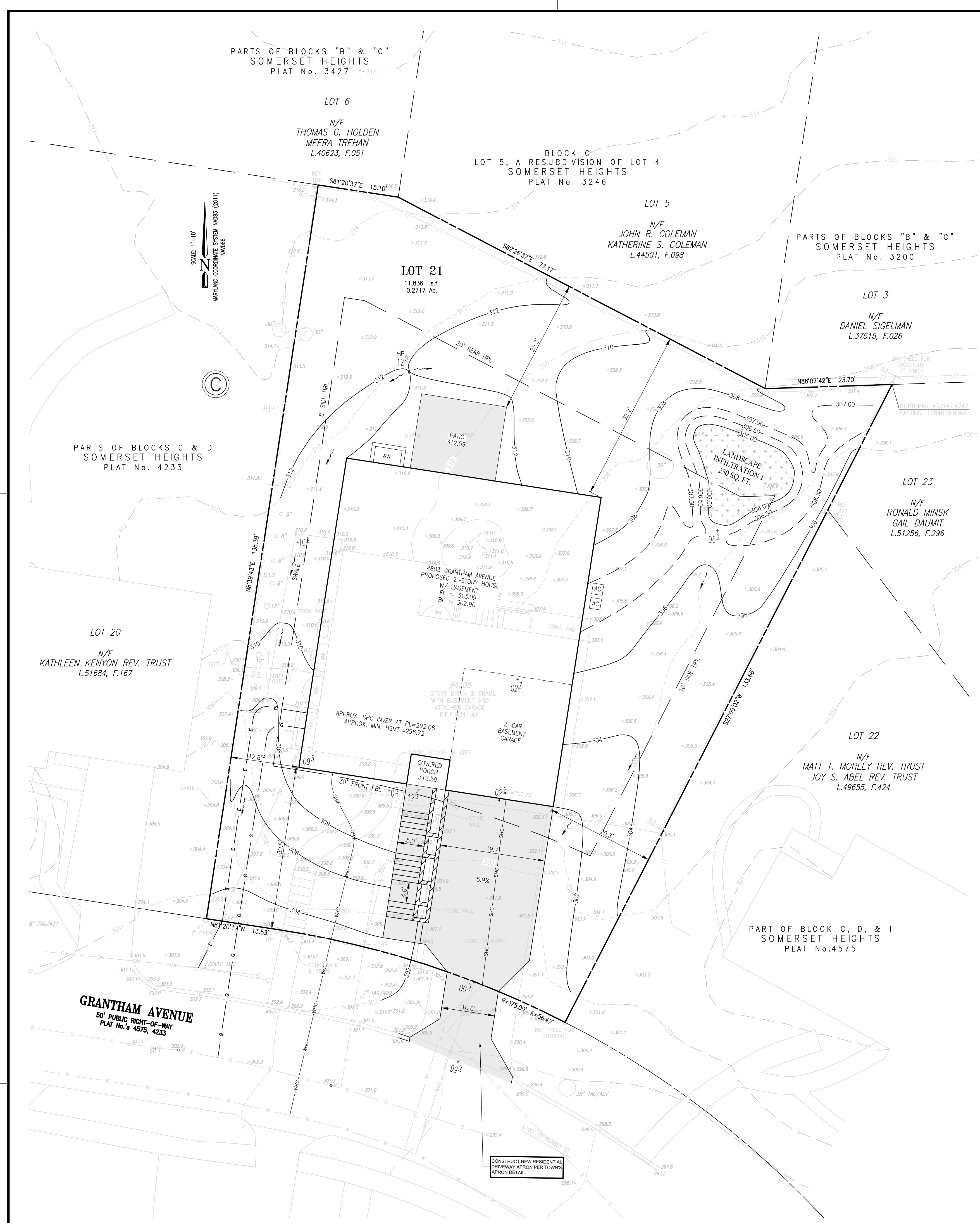
Subject Property: 4803 Grantham Avenue

Property Owner: Afnan Properties LLC

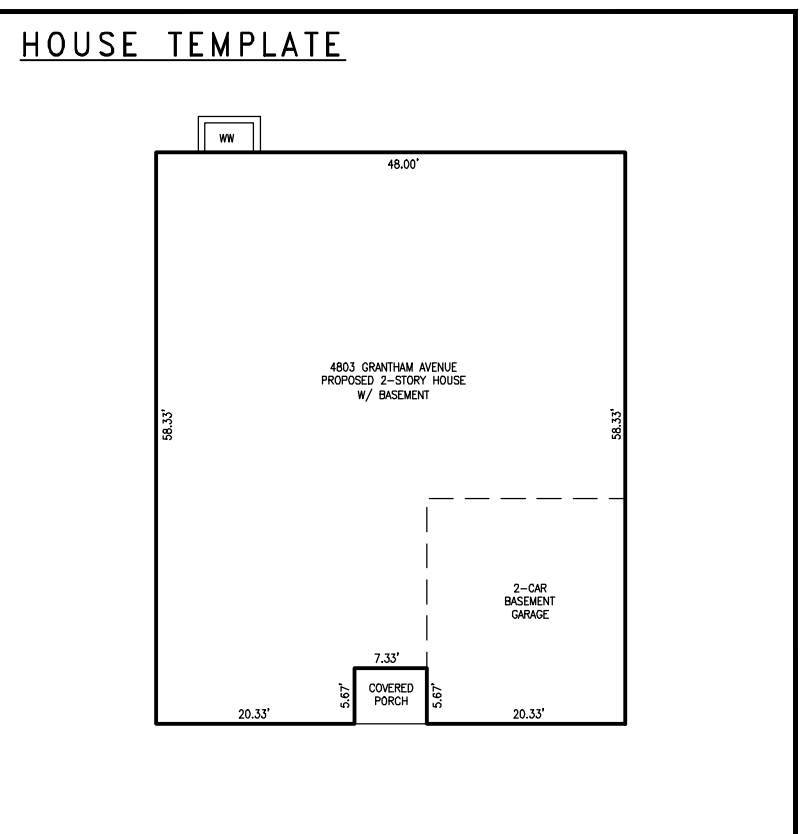
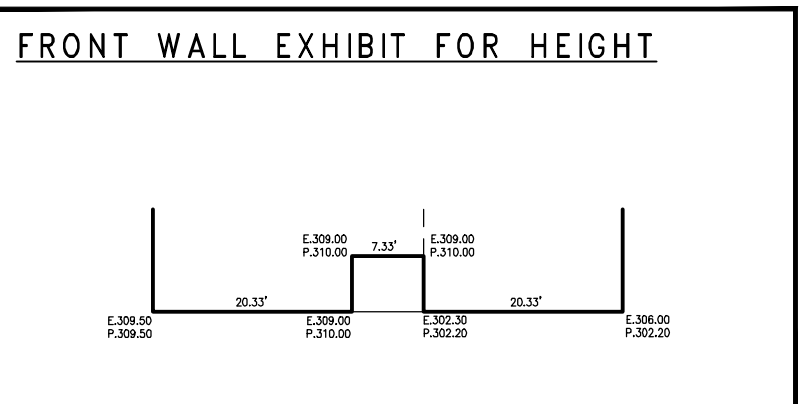
Property Owner.: N/A
(if no second property owner, please write “NA”)

TOWN OF SOMERSET FEE SCHEDULE
EFFECTIVE AS OF OCTOBER 6, 2025

TYPE OF CONSTRUCTION	FEE	BOND
New Home	\$5000.00	\$2000.00
Demolition of a Building with a Footprint of:	1. \$250.00 2. \$500.00	NA
1. Fewer 250 square feet		
2. 250 or more square feet		
All Building Additions, Regardless of Main or Accessory Use, with Footprint Increase of:	1. \$200.00 2. \$250.00 + \$1.00 per square foot above 200	\$2000.00
1. Fewer than 200 square feet		
2. 200 square feet or more		
Generator	\$100.00	\$2000.00
HVAC	\$75.00	\$2000.00
Driveway Apron, Curb Cut, Sidewalk, Driveway, Parking Pad	\$100.00	\$1000.00
Wall / Fence	\$100.00	\$1000.00
Stormwater Total Impervious Surface Increase Added:	1. \$250.00 2. \$500.00 3. \$2400.00	NA
1. Fewer than 400 square feet		
2. 400 square feet or greater		
3. New Construction		
Dumpster / Temporary Storage Pod	\$100.00	\$1000.00
Right-of-Way Agreement	\$200.00	NA
Permit Amendment / Extension	½ Original Fee per Amendment/Extension	NA
Variance / Waiver / Exception	\$1,000.00	NA
Special Meeting	\$400.00	NA
Canopy Tree Removal (1-2 trees)	\$50.00 per tree	NA
Canopy Tree Removal (3 or more trees)	\$50.00 per tree	\$500 per tree



TOWN HEIGHT EXHIBIT - PROPOSED HOUSE			
	PEAK HEIGHT ELEVATION:	338.31	
	MEAN HEIGHT ELEVATION:	330.50	
	PRE-DEVELOPMENT ELEV. @ FRONT OF PROPOSED HOUSE:	306.16	
	PROPOSED HEIGHT OF BUILDING ABOVE PRE-DEVELOPMENT GRADE:	PEAK: 32.15 MEAN: 24.34	
MAXIMUM TOWN PEAK HEIGHT ALLOWABLE: 33'			
MAXIMUM TOWN MEAN HEIGHT ALLOWABLE: 28'			
**PRE-DEVELOPMENT GRADE @ FRONT OF PROPOSED HOUSE (SEE CALCULATIONS BELOW)			
* = PER ARCHITECT			
DISTANCES ACROSS FRONT			
20.33'	X	309.25	= 6,287.05
7.33'	X	308.00	= 2,264.97
20.33'	X	302.20	= 6,143.73
TOTALS		48.00'	14,695.75
AVERAGE GRADE AT FRONT OF HOUSE: 306.16			
**FOR THE PURPOSE OF DETERMINING BUILDING HEIGHT, AT NO POINT MUST THE FINISHED GRADE BE HIGHER THAN THE PRE-DEVELOPMENT GRADE. THE GRADE USED IS THE LOWER OF EITHER FINISHED GRADE OR PRE-DEVELOPMENT GRADE ALONG THE OUTSIDE WALL.			



COUNTY HEIGHT EXHIBIT - PROPOSED HOUSE			
	PEAK HEIGHT ELEVATION:	338.31	
	MEAN HEIGHT ELEVATION:	330.50	
	PRE-DEVELOPMENT ELEV. @ FRONT OF PROPOSED HOUSE:	306.16	
	PROPOSED HEIGHT OF BUILDING ABOVE PRE-DEVELOPMENT GRADE:	PEAK: 32.15 MEAN: 24.34	
MAXIMUM COUNTY PEAK HEIGHT ALLOWABLE: 35'			
MAXIMUM COUNTY MEAN HEIGHT ALLOWABLE: 30'			
**PRE-DEVELOPMENT GRADE @ FRONT OF PROPOSED HOUSE (SEE CALCULATIONS BELOW)			
* = PER ARCHITECT			
DISTANCES ACROSS FRONT			
20.33'	X	309.25	= 6,287.05
7.33'	X	308.00	= 2,264.97
20.33'	X	302.20	= 6,143.73
TOTALS		48.00'	14,695.75
AVERAGE GRADE AT FRONT OF HOUSE: 306.16			
**FOR THE PURPOSE OF DETERMINING BUILDING HEIGHT, AT NO POINT MUST THE FINISHED GRADE BE HIGHER THAN THE PRE-DEVELOPMENT GRADE. THE GRADE USED IS THE LOWER OF EITHER FINISHED GRADE OR PRE-DEVELOPMENT GRADE ALONG THE OUTSIDE WALL.			

GENERAL NOTES

SITE:

- ADDRESS: 4803 GRANTHAM AVENUE, CHEVY CHASE MD 20815
- LOT 21, BLK C
- TAX ID: 07-0061626
- WATER/SEWER: W1, S1
- TAX MAP: HM23
- FLOODPLAIN: NONE
- WSSC GRID: 207NW05
- WATERSHED: LITTLE FALLS

SURVEY:

- HORIZONTAL DATUM BASED ON NAD83(2011)
- VERTICAL DATUM BASED ON NAVD83
- TOPOGRAPHY BASED ON FIELD RUN TOPO PERFORMED BY CPJ ON 10-06-2025 & SUPPLEMENTED WITH AVAILABLE GIS INFORMATION.
- TOPO AT 2' CONTOUR INTERVALS
- THIS LOT IS NOT ASSOCIATED WITH A PRELIMINARY PLAN
- NO 100YR FLOODPLAIN/WETLANDS LOCATED WITHIN THE SITE.
- NO HISTORIC SITE LOCATED WITHIN/ADJACENT TO THE SITE.

ZONING:

- SUBDIVISION: SOMERSET HEIGHTS, PLAT #4575 RECORDED: 1956
- PROPERTY ZONED: R-60
- MAIN STRUCTURE SETBACKS:
 - *** FRONT YARD: 30' EXISTING HOUSE METHOD
 - *** SIDE YARD: 8' 10' (18')
 - *** REAR YARD: 20'
- LOT SIZE = 11,836 SQ. FT.
- MAXIMUM COVERAGE: ALLOWED = 24.16%
- PROPOSED COVERAGE: 23.31%

LOT COVERAGE CALCULATIONS:

PROPOSED HOUSE	=	2,758.44
	=	2,758.44
	=	23.31%

TOPSOIL MUST BE APPLIED TO ALL PAVED AREAS WITHIN THE LIMITS OF DISTURBANCE PRIOR TO PERMANENT STABILIZATION IN ACCORDANCE WITH MDC STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS.

BUILDER ELEVATIONS	
Top of Foundation Wall (Reverse Ledge 10' Wall):	312.57
Top of Foundation Wall (Standard 12' Wall):	311.57
Basement Floor:	302.90
Top of Footing (8" Thick Footing):	302.57
Bottom of Footing (8" Thick Footing):	301.90
Top of Garage Stem Walls:	302.90 (Same as BF)
Excavation Undercut Elevation (Basement):	302.24
Excavation Undercut Elevation (Garage):	301.74
Jump Walls at Screened Poles: Right Rear No Jump, Left/Left Rear 5' Jump (Use 4' Wall Panels), TBD in field.	

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER : 19199

EXPIRATION DATE : 07/16/2027

NOT VALID WITHOUT SIGNATURE

UPDATES/REVISIONS:	

SITE PLAN
4803 GRANTHAM AVENUE
LOT 21, BLOCK C
SOMERSET HEIGHTS
BETHESDA (7th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Associates Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpj.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

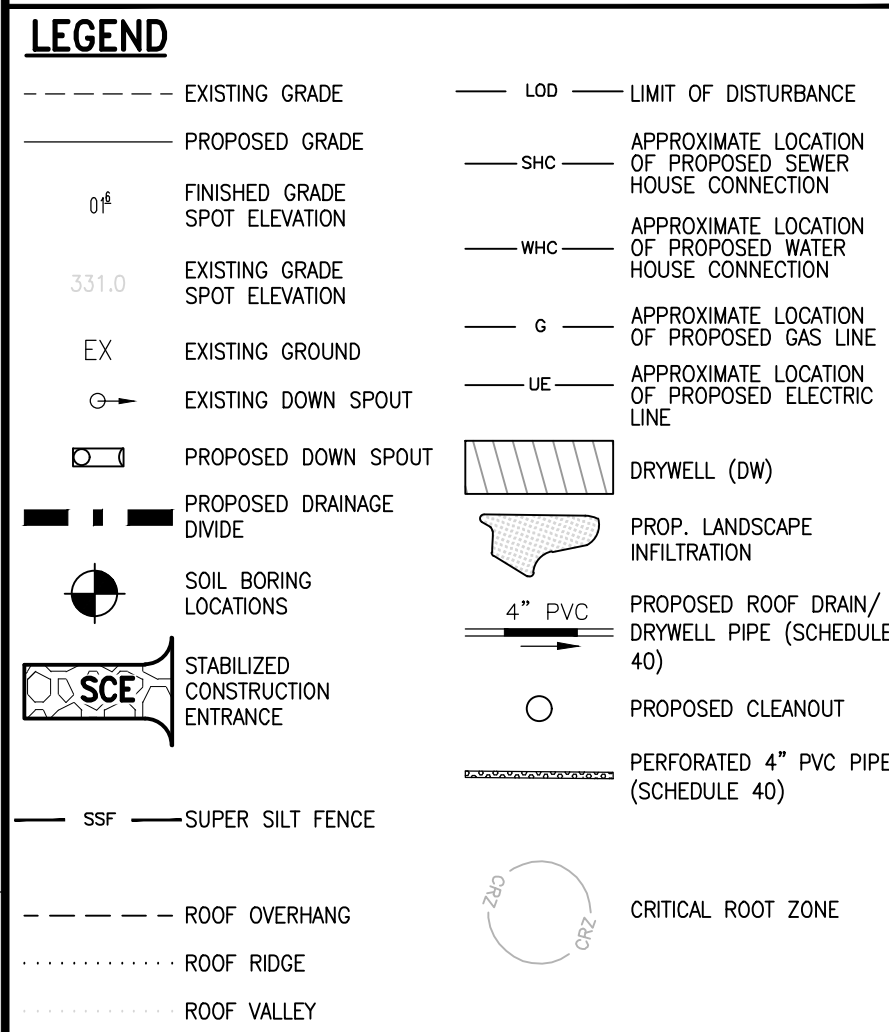
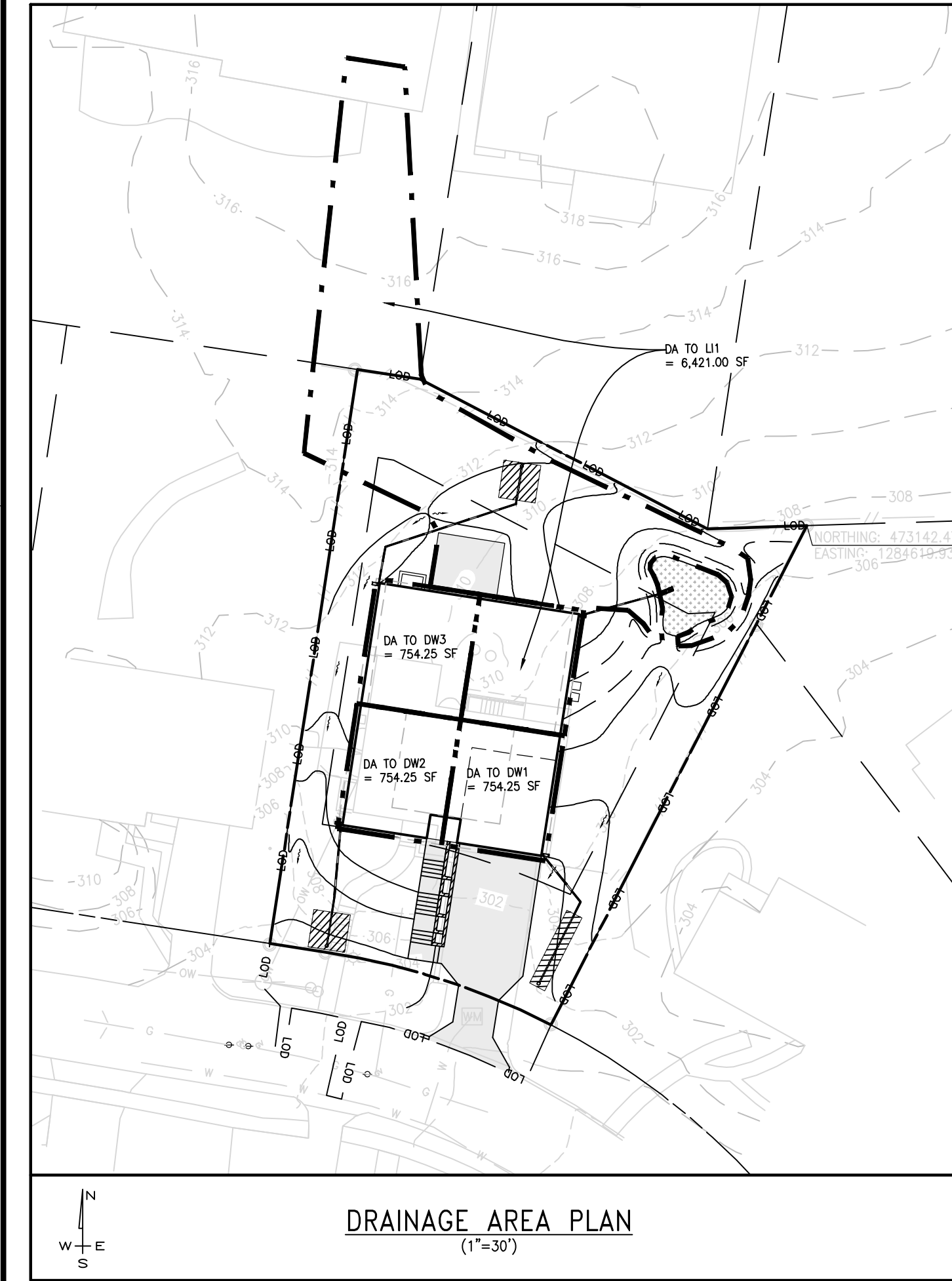
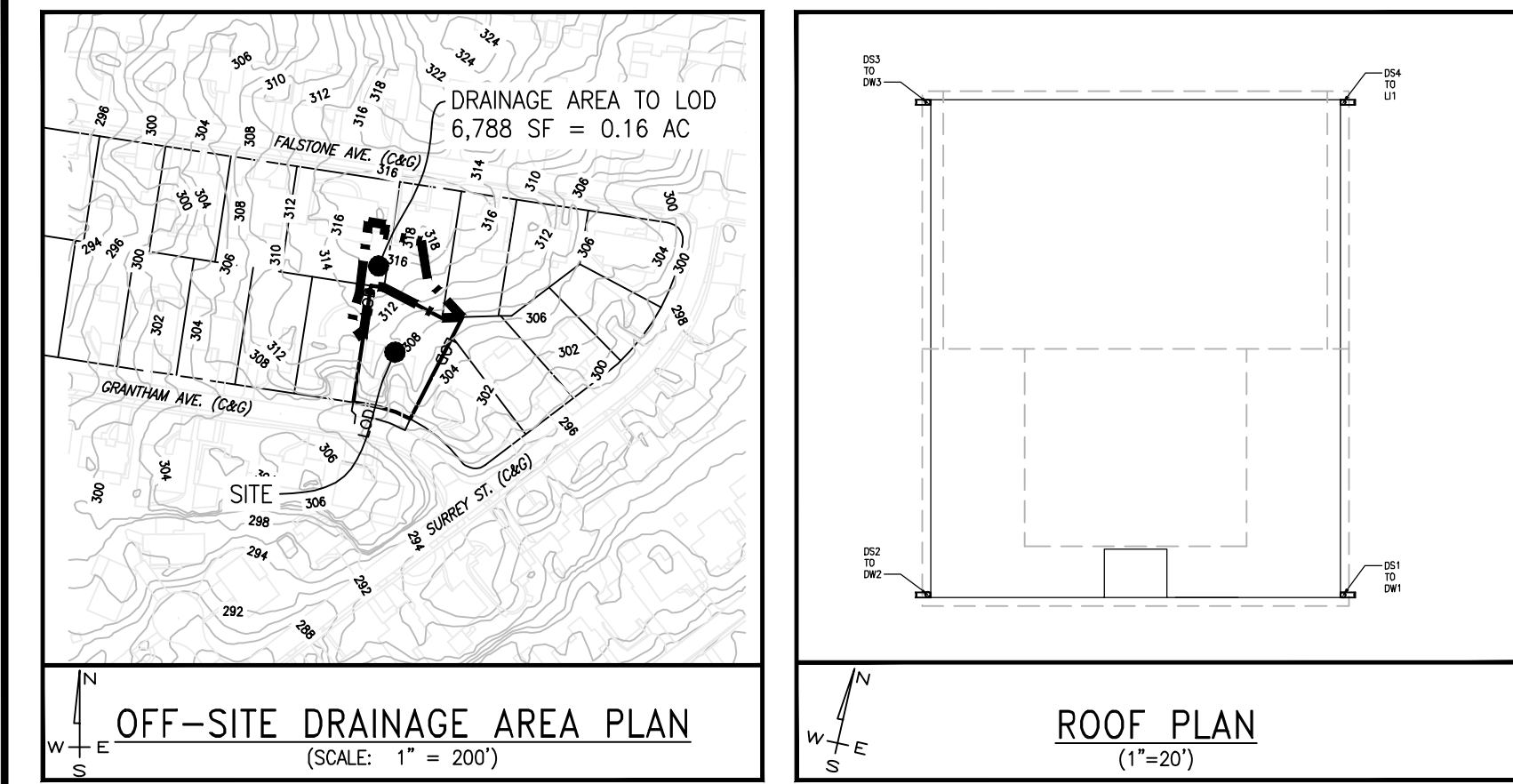
CLIENT: AFAN PROPERTIES LLC 7000 FLORIDA STREET CHEVY CHASE, MD 20815	WSSC GRID: RPI RPI	TAX MAP: SHEET OF 1 1
COPYRIGHT © LATEST DATE HERON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.	DATE: NOV. 2025	FILE NO.: 2025-1176-21

LEGEND

- EXISTING GRADE
- - - PROPOSED GRADE
- + 5' 8" FINISHED GRADE SPOT ELEVATION
- + 340.0 EXISTING GRADE SPOT ELEVATION
- PROPERTY BOUNDARY
- SHC --- APPROXIMATE LOCATION OF SEWER HOUSE CONNECTION
- WHC --- APPROXIMATE LOCATION OF WATER HOUSE CONNECTION
- G --- APPROXIMATE LOCATION OF PROPOSED GAS CONNECTION
- E --- APPROXIMATE LOCATION OF PROPOSED ELECTRIC CONNECTION

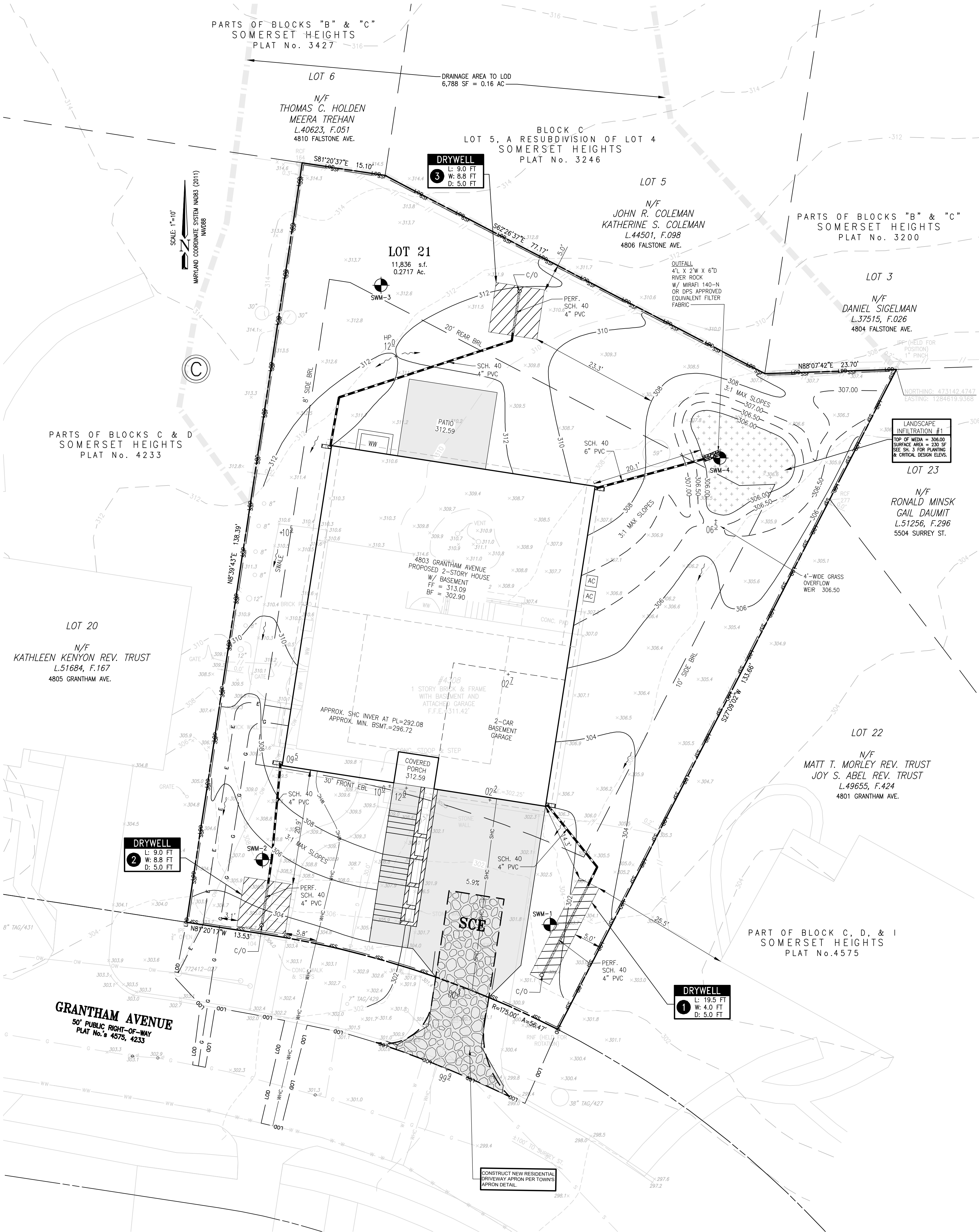
MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777. 48 HOURS PRIOR TO THE START OF WORK, THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE. CERTIFICATIONS ON THIS SHEET ARE REQUIRED ON ANY PLAN INVOLVING STORMWATER MANAGEMENT, THE STRUCTURAL CERTIFICATION IS REQUIRED FOR UNDERGROUND STORMWATER MANAGEMENT STRUCTURES WHERE POURED CONCRETE WALLS ARE TO BE UTILIZED, OR ON ANY OTHER STRUCTURE MDCPS DEEMS APPROPRIATE.



TREE CANOPY REQUIREMENTS TABLE	
TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS. A FEE IN LIEU OF PLANTING WILL BE CHARGED FOR ANY REQUIRED CANOPY TREES THAT ARE NOT PLANTED.	
EXEMPT: YES ☒ NO ☐ IF EXEMPT UNDER SECTION 55-5 OF THE CODE, PLEASE CHECK THE APPLICABLE EXEMPTION CATEGORY BELOW.	
TOTAL PROPERTY AREA 11,836 SQUARE FEET	TOTAL DISTURBED AREA 12,833 SQUARE FEET
SHADE TREES REQUIRED NA	SHADE TREES PROPOSED TO BE PLANTED NA
NUMBER OF TREES REQUIRING PAYMENT OF A FEE IN LIEU (TREES REQUIRED - TREES PLANTED)	
NA TREES	
REQUIRED NUMBER OF SHADE TREES	NUMBER OF SHADE TREES REQUIRED
AREA (SQ. FT.) OF THE LIMITS OF DISTURBANCE	
FROM	TO
1	6,000
6,001	8,000
8,001	12,000
12,001	14,000
14,001	40,000
IF THE SQUARE FOOTAGE OF THE LIMITS OF DISTURBANCE IS MORE THAN 40,000, THEN THE NUMBER OF SHADE TREES REQUIRED MUST BE CALCULATED USING THE FOLLOWING FORMULA: (NUMBER OF SQUARE FEET IN LIMITS OF DISTURBANCE ÷ 40,000) X 15	
EXEMPTION CATEGORIES CHECK AS APPLICABLE	
☐ 55-5(A) ANY ACTIVITY THAT IS SUBJECT TO ARTICLE 1 OF CHAPTER 22A.	☐ ACCESS ROAD, IF THE PERSON PERFORMING THE MAINTENANCE HAS OBTAINED ALL REQUIRED PERMITS.
☐ 55-5(B) ANY COMMERCIAL LOGGING OR TIMBER HARVESTING OPERATION WITH AN APPROVED EXEMPTION FROM SECTION 11 OF CHAPTER 22A.	☐ 55-5(H) ANY STREAM RESTORATION PROJECT IF THE PERSON PERFORMING THE WORK HAS OBTAINED ALL NECESSARY PERMITS.
☐ 55-5(G) ANY ACTIVITY CONDUCTED BY THE COUNTY PARKS DEPARTMENT.	☐ 55-5(I) CUTTING OR CLEARING ANY TREE TO COMPLY WITH APPLICABLE PROVISIONS OF ANY FEDERAL, STATE, OR LOCAL LAW GOVERNING SAFETY OF DAMS.
☐ 55-5(J) ROUTINE OR EMERGENCY MAINTENANCE OF AN EXISTING STORMWATER MANAGEMENT FACILITY, INCLUDING AN EXISTING	☒ OTHER: SPECIFY PER SECTION 55-5 OF THE CODE. PROPERTY LOCATED IN TOWN OF SOMERSET, EXEMPT FROM REG.

ESD SUMMARY TABLE							
ESD/SWM PRACTICE	DIMENSIONS	DEPTH	SURFACE GRADE ELEV.	FACILITY TOP ELEV.	UNDER DRAIN INV.	FACILITY BOTTOM ELEV.	ESD PROVIDED (cf)
LANDSCAPE INFILTRATION FACILITY 1	AREA=230 SF	3.75'	306.00	306.00	NA	301.75	6421.00
DRYWELL 1	19.5' x 4.0'	5'	353.00	300.00	299.17	295.00	754.25
DRYWELL 2	9.0' x 8.8'	5'	305.20	303.70	297.20	294.25	155.25
DRYWELL 3	9.0' x 8.8'	5'	312.10	309.10	308.27	304.10	754.25
							155.25
							924.85
							876.85



CONSTRUCTION NOTES:

1. ALL EXISTING IMPROVEMENTS AND TREES WITHIN LOD WILL BE REMOVED.

2. STAGING, MATERIAL STORAGE & STOCKPILE AREAS WILL BE ON-SITE AND WITHIN THE LOD.

GENERAL NOTES:

SITE:

- ADDRESS: 4803 GRANTHAM AVENUE, CHEVY CHASE MD 20815
- LOT 21, BLK C
- TAX ID: 07-00536126
- WATER/SEWER: W1, S1
- TAX MAP: HM23
- FLOODPLAIN: NONE
- WESS: GRID: 207NM05
- WATERSHED: LITTLE FALLS

SURVEY:

- HORIZONTAL DATUM BASED ON NAD83(2011)
- VERTICAL DATUM BASED ON NAVD83
- TOPOGRAPHY BASED ON FIELD RUN TOPO PERFORMED BY CPJ ON10-09-2023 & SUPPLEMENTED WITH AVAILABLE GIS INFORMATION.
- TOPO AT 2' CONTOUR INTERVALS
- THIS LOT IS NOT ASSOCIATED WITH A PRELIMINARY PLAN
- NO 100YR FLOODPLAIN/WETLANDS LOCATED WITHIN THE SITE
- NO HISTORIC SITE LOCATED WITHIN/ADJACENT TO THE SITE.

ZONING:

- SUBDIVISION: SOMERSET HEIGHTS, PLAT #4575 RECORDED: 1956
- PROPERTY ZONED: R-60
- MAIN STRUCTURE SETBACKS:
 - FRONT YARD: 30' EXISTING HOUSE METHOD
 - SIDE YARD: 8' / 10' (18')
 - REAR YARD: 20'
 - LOT SIZE = 11,836 SQ. FT.

SEQUENCE OF CONSTRUCTION

- PRIOR TO CLEARING TREES, INSTALLING SEDIMENT CONTROL MEASURES, OR GRADING, A PRECONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE WITH THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES (MCPS) SEDIMENT CONTROL INSPECTOR (240) 777-0311 (48 HOURS NOTICE). THE OWNERS REPRESENTATIVE AND THE SITE ENGINEER, IN ORDER FOR THE MEETING TO OCCUR, THE APPLICANT MUST PROVIDE ONE PAPER SET OF APPROVED SEDIMENT CONTROL PLANS TO THE MCPS SEDIMENT CONTROL INSPECTOR AT THE PRECONSTRUCTION MEETING. IF NO PLANS ARE PROVIDED, THE MEETING SHALL NOT OCCUR AND WILL NEED TO BE RESCHEDULED PRIOR TO COMMENCING ANY WORK.
- THE LIMITS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO CLEARING OF TREES, INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITIES.
- CLEAR AND GRADE FOR INSTALLATION OF SEDIMENT CONTROL DEVICES.
- INSTALL SEDIMENT CONTROL DEVICES INCLUDING SUPER SILT FENCE AND CONSTRUCTION ENTRANCE.
- ONCE THE SEDIMENT CONTROL DEVICES ARE INSTALLED, THE PERMITTEE MUST OBTAIN WRITTEN APPROVAL FROM THE MCPS INSPECTOR BEFORE PROCEEDING WITH ANY ADDITIONAL CLEARING, GRUBBING OR GRADING.
- DEMOLISH EXISTING DWELLING & FEATURES ON-SITE.
- INSTALL UNDERGROUND UTILITIES & CONSTRUCT HOUSE. STABILIZE ALL COMPLETED AREAS.
- INSTALL DRYWELLS & LANDSCAPE INFILTRATION FACILITY, DO NOT CONNECT DOWNSPUTS TO DRYWELLS OR LANDSCAPE INFILTRATION FACILITY UNTIL SITE IS FULLY STABILIZED.
- OBTAIN WRITTEN APPROVAL FROM MCPS INSPECTOR PRIOR TO REMOVAL OF STABILIZED CONSTRUCTION ENTRANCE. THEN INSTALL BASE COURSE OF THE DRIVEWAY. DO NOT PROCEED UNTIL SEDIMENT CONTROL INSPECTOR APPROVES INSTALLATION OF BASE COURSE. THEN COMPLETE DRIVEWAY.
- STABILIZE IMMEDIATELY ALL DISTURBED AREAS ON SITE.
- WITH INSPECTOR'S APPROVAL AND HOUSE CONSTRUCTION COMPLETE, CONNECT OR UNBLOCK DOWNSPUTS TO DRYWELLS AND LANDSCAPE INFILTRATION FACILITY.
- WITH MCPS SEDIMENT CONTROL INSPECTOR'S WRITTEN APPROVAL, REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS. SIGN RECORD DRAWING CERTIFICATION AND GIVE PLANS TO INSPECTOR.

NOTES:

- AREA OF DISTURBANCE: 12,833 SQ. FT.
- ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MDE "STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS" PRIOR TO FINAL VEGETATIVE STABILIZATION.
- CONTRACTOR TO LOCATE STAGING/STOCKPILING AREA WITHIN THE LIMITS OF DISTURBANCE AND ON LOT.

RECORD DRAWING CERTIFICATION

A RECORD SET OF APPROVED SEDIMENT CONTROL/STORMWATER MANAGEMENT PLANS MUST BE MAINTAINED ON-SITE AT ALL TIMES. IN ADDITION TO STORMWATER MANAGEMENT ITEMS, THESE PLANS MUST INCLUDE THE NUMBER AND LOCATION OF ALL TREES PROPOSED TO BE PLANTED TO COMPLY WITH THE TREE CANOPY LAW. ANY APPROVED MODIFICATIONS OR DELETIONS OF STORMWATER PRACTICES OR TREE CANOPY PLANTINGS OR INFORMATION MUST BE SHOWN ON THIS RECORD SET OF PLANS AND ON THE TREE CANOPY REQUIREMENTS TABLE. UPON COMPLETION OF THE PROJECT, THIS RECORD SET OF PLANS, INCLUDING HEREON THIS SIGNED RECORD DRAWING CERTIFICATION, MUST BE SUBMITTED TO THE MCPS INSPECTOR. IN ADDITION TO THIS RECORD DRAWING CERTIFICATION, A FORMAL STORMWATER MANAGEMENT AS-BUILT SUBMISSION [1] IS REQUIRED FOR THIS PROJECT.

IF THIS PROJECT IS SUBJECT TO A STORMWATER MANAGEMENT RIGHT OF ENTRY AND MAINTENANCE AGREEMENT, THAT DOCUMENT IS RECORDED IN MONTGOMERY COUNTY LAND RECORDS AT:

LIBR 201336 FOLD 216 THIS RECORD DRAWING WILL SERVE AS REFERENCE IN THE RECORDED DOCUMENT.

"THIS RECORD DRAWING ACCURATELY AND COMPLETELY REPRESENTS THE STORMWATER MANAGEMENT PRACTICES AND TREE CANOPY PLANTINGS AS THEY WERE CONSTRUCTED OR PLANTED. ALL STORMWATER MANAGEMENT PRACTICES WERE CONSTRUCTED PER THE APPROVED SEDIMENT CONTROL / STORMWATER MANAGEMENT PLANS OR SUBSEQUENT APPROVED REVISIONS."

OWNER/DEVELOPER SIGNATURE _____ DATE _____

FIELD CHECK OF RECORD DRAWING BY MCPS INSPECTOR: INITIALS: _____ DATE: _____

RUNOFF STATEMENT

I UNDERSTAND THAT DPS APPROVAL OF THIS SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN IS FOR DEMONSTRATED COMPLIANCE WITH REQUIRED ENVIRONMENTAL RUNOFF TREATMENT STANDARDS. THIS DPS SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN APPROVAL DOES NOT RELIEVE ME OF PROFESSIONAL RESPONSIBILITY. I HAVE ANALYZED THE PROPOSED DESIGN FOR SEDIMENT CONTROL PERMIT NO. 304332 AND HEREBY STATE THAT, BASED UPON MY BACKGROUND, TRAINING AND EXPERIENCE, I HAVE DETERMINED THAT THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN MEET RELEVANT LAWS AND REGULATIONS. I FURTHER ACKNOWLEDGE THAT I HAVE ANALYZED THE POST DEVELOPMENT RUNOFF PATTERNS FOR THIS PROJECT FROM THE STANDPOINT OF MY RESPONSIBILITIES UNDER CURRENT MARYLAND LAW AND HAVE DETERMINED THAT IF PERMISSION IS REQUIRED FROM ADJACENT PROPERTY OWNERS, IT HAS BEEN OBTAINED AND COPIES OF THOSE PERMISSIONS HAVE BEEN MADE AVAILABLE TO DPS.

ENGINEER'S SIGNATURE _____ DATE _____

PRINTED NAME _____

SUBJECT PROPERTY OWNER INFORMATION:

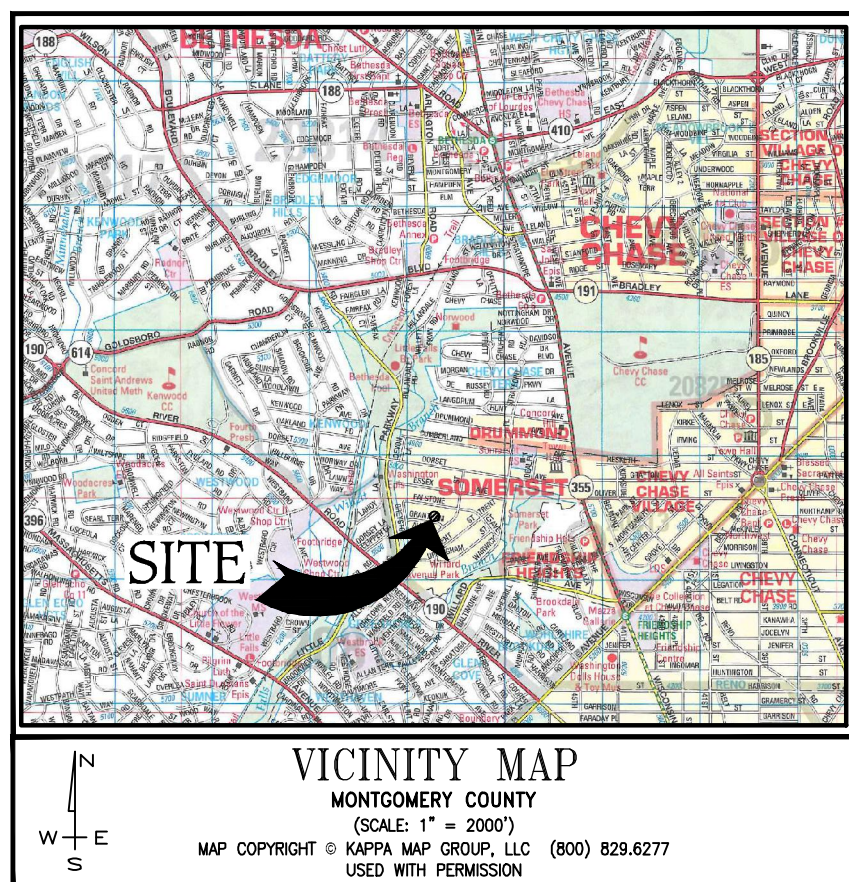
NAME: AFNAN PROPERTIES, LLC

ADDRESS: 7008 FLORIDA STREET, CHEVY CHASE MD 20815

PHONE NUMBER: 301-602-7120

EMAIL: BRIAN@AFNANCO.COM

RELATED REQUIRED PERMITS					
TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.					
IT IS THE RESPONSIBILITY OF PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE SEDIMENT CONTROL PERMIT					
TYPE OF PERMIT	REQ'D	NOT REQ'D	PERMIT #	EXPIRATION DATE	WORK RESTRICTION DATES
MCPS FLOODPLAIN DISTRICT	X				
WATERWAYS/WETLAND(S)	X				
A. CORPS OF ENGINEERS	X				
B. MDE	X				
C. MDE WATER QUALITY CERTIFICATION	X				
MDE DAM SAFETY	X				
MSGD SMALL POND APPROVAL	X				
*DPS ROADSIDE TREES PROTECTION PLAN	X				
*N.D.E.S. NOTICE OF INTENT	X				
FEMA LOAR (REQUIRED POST CONSTRUCTION)	X				
OTHERS (PLEASE LIST)	X				
				APPROVAL DATE	
*A COPY OF THE APPROVED ROADSIDE TREES PROTECTION PLAN MUST BE DELIVERED TO THE SEDIMENT CONTROL INSPECTOR AT THE PRECONSTRUCTION MEETING.					
*WHEN A NOTICE OF INTENT IS REQUIRED, THE SEDIMENT CONTROL PERMIT MAY NOT BE ISSUED UNTIL COMPLETION OF AUTHORIZATION UNDER THE MDE'S 20-CP PERMIT HAS BEEN SUBMITTED TO DPS.					



SHEET INDEX	
FILE NAME	SHEET NO.
SCSF0001.PDF	1 OF 3
SCSF0002.PDF	2 OF 3
SCSF0003.PDF	3 OF 3

BUILDER ELEVATIONS	
Top of Foundation Wall (Reverse Ledge 10' Wall):	312.57
Top of Foundation Wall (Standard 9' Wall):	311.57
Basement Floor:	302.30
Top of Footing (8" Thick Footing):	302.57
Bottom of Footing (8" Thick Footing):	301.90
Top of Garage Stem Walls:	302.90 (Some as BF)
Excavation Undercut Elevation (Basement):	302.24
Excavation Undercut Elevation (Garage):	301.74
Jump Walls at Screened Pools: Right Rear No Jump, Left/Left Rear 5' jump (Use 4' Wall Panels), TBD in Field.	

TECHNICAL REVIEW OF SEDIMENT CONTROL	
Reviewed	Date
TECHNICAL REVIEW OF STORMWATER MANAGEMENT	
Reviewed	Date
ADMINISTRATIVE REVIEW	
Reviewed	Date
SMALL LOT DRAINAGE APPROVAL	
N/A: ☐ OR	
Reviewed	Date
NOTE: MCPS APPROVAL DOES NOT NEGATE THE NEED FOR A MOSES ACCESS PERMIT.	
MCPS APPROVAL OF THIS PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL. IF THE PROJECT HAS NOT STARTED.	
DPS APPROVAL OF A SEDIMENT CONTROL OR STORMWATER MANAGEMENT PLAN IS FOR DEMONSTRATED COMPLIANCE WITH MINIMUM ENVIRONMENTAL RUNOFF TREATMENT STANDARDS AND DOES NOT CREATE OR IMPLY ANY RIGHT TO OVERT OR CONCURRENT RUNOFF INTO ANY ADJACENT PROPERTY WITHOUT THE PROPERTY OWNER'S PERMISSION. IT DOES NOT RELIEVE THE DESIGN ENGINEER OR OTHER RESPONSIBLE PARTY OF PROFESSIONAL LIABILITY OR OTHER RESPONSIBILITY FOR THE ADEQUACY OF THE DRAINAGE DESIGN AS IT AFFECTS UPRIAL OR DOWNHILL PROPERTIES.	
304332 SEDIMENT CONTROL PERMIT NO.	
N/A	
SM. FILE NO. STORMWATER MANAGEMENT:	

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 19199

EXPIRATION DATE: 07/16/2027

NOT VALID WITHOUT SIGNATURE

SC AND SWM PLAN

4803 GRANTHAM AVENUE

LOT 21, BLOCK C

L.69804 F.454

SOMERSET HEIGHTS

BETHESDA (7th) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9594

www.cpj.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: AFNAN PROPERTIES LLC
7008 FLORIDA STREET
CHEVY CHASE, MD 20815

WSSC GRID: TAX MAP:

DRAWN: RPI SHEET 1 OF 3

DRAFT: RPI

DATE: DEC 2025 FILE NO.: 2025-1176-23

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SCALE: AS SHOWN

STANDARD EROSION AND SEDIMENT CONTROL NOTES

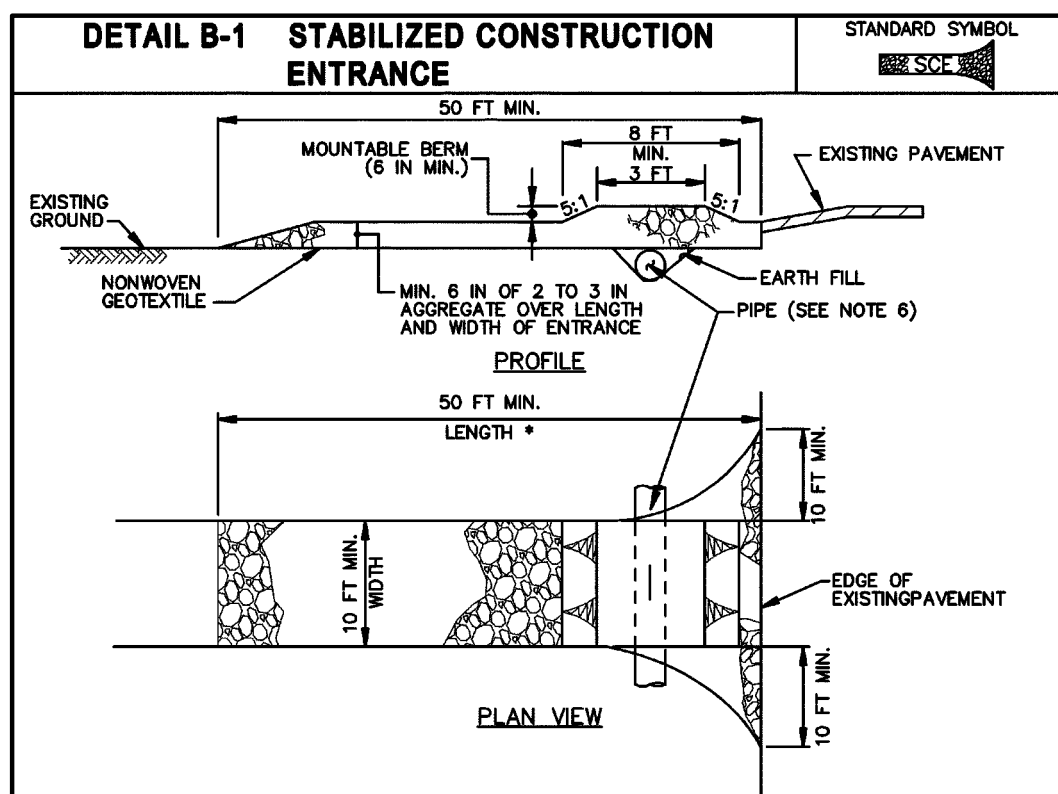
- [illegible]

REMEMBER: DEWATERING OPERATION AND METHOD MUST HAVE PRIOR APPROVAL BY THE DPS INSPECTOR.

27. THE PERMITTEE MUST NOTIFY THE DEPARTMENT OF ALL UTILITY CONSTRUCTION ACTIVITIES WITHIN THE PERMITTED LIMITS OF DISTURBANCE PRIOR TO THE COMMENCEMENT OF THOSE ACTIVITIES.

PRIOR TO PERMANENT STABILIZATION IN ACCORDANCE WITH MDE "STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS".

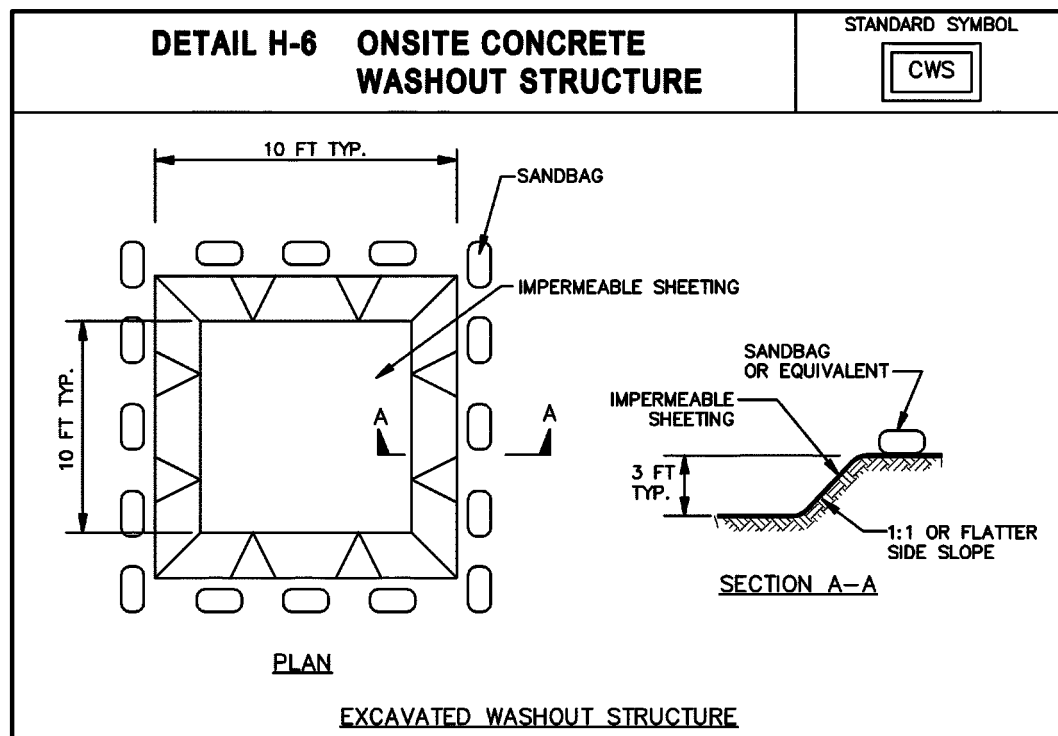
* CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND THE SEDIMENT CONTROL INSPECTOR.



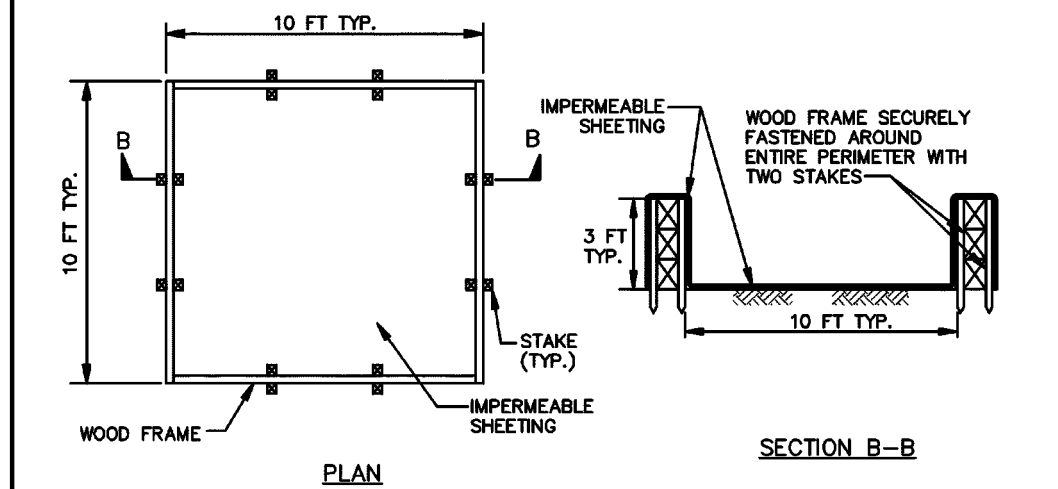
CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 80 FEET / 100 FEET FOR TRUCKS. TRUCKS MUST BE PROTECTED FROM THE ENTRANCE TO THE SITE BY THE USE OF THE EXISTING ROAD TO PROVIDE A TURNING RADII.
2. MAINTAIN PROTECTIVE BARRIERS ALONG THE ENTIRE LENGTH OF THE SCE (BETWEEN THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE). PROTECT PIPE INSTALLED THROUGH THE SITE WITH A MOUNTABLE BARRIER. THE BARRIER MUST BE LOCATED AT A HIGH SPOT. THE BARRIER MUST BE LOCATED ON APPROVED PLAN, WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE. IF DRAINAGE IS NECESSARY, A MOUNTABLE BARRIER IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. REMOVE ALL EXISTING ASPHALT, CONCRETE, OR OTHER SURFING. REMOVE ALL STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BARRIER, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR CONCRETE SPILLED, DROPPED, OR DISCARDED. REPAIR AS NECESSARY TO MAINTAIN PROTECTIVE BARRIER. REMOVE STONE OR MAKE OTHER REPAIRS TO REMOVE MUD TRACKED ON PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS USED TO REMOVE THE MUD.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

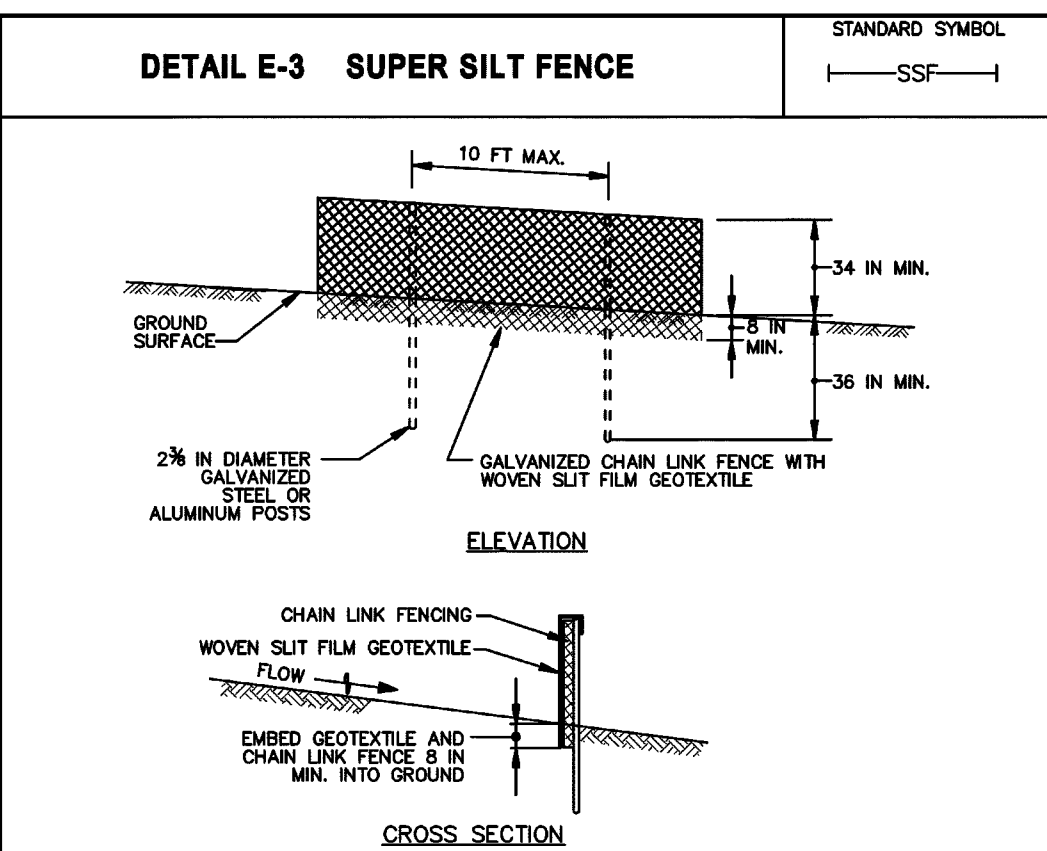


EXCAVATED WASHOUT STRUCTURE



WASHOUT STRUCTURE WITH WOOD PLANKS

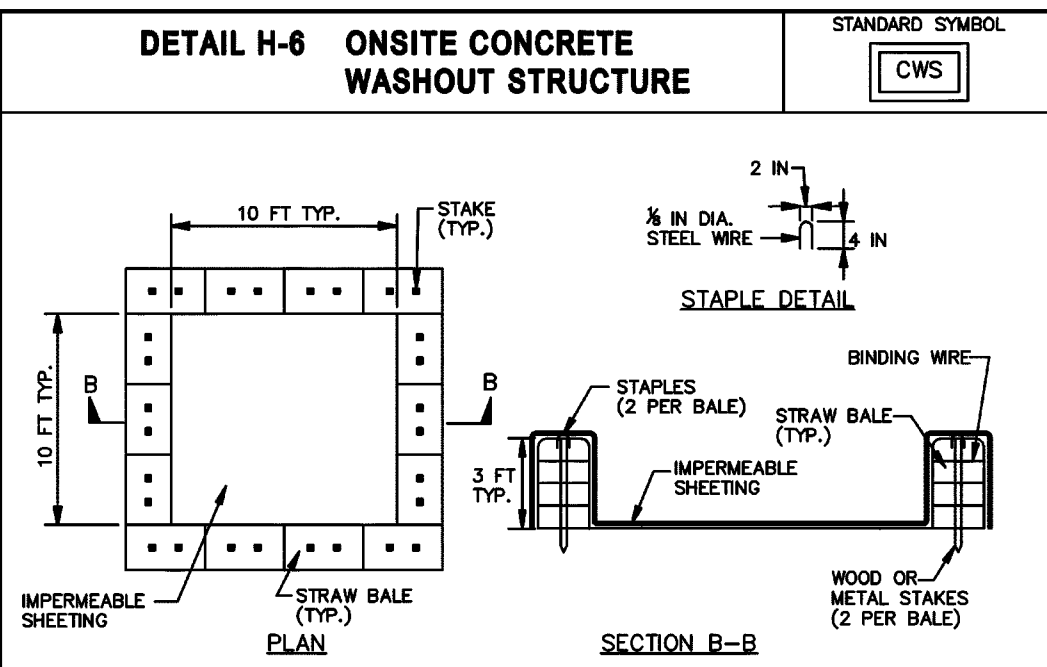
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



CONSTRUCTION SPECIFICATIONS

1. INSTALL 2#KIN 28K DUMPER GALVANIZED STEEL POSTS OF 0.095 INH WALL THICKNESS AND SIX FOOT INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2#KIN MINIMUM OPENING 42 INCHES)
3. FASTEN SECONDARY SUPER SILL FENCE TO THE CHAIN LINK FENCE WITH 1/4" DIA. GALVANIZED BOLTS.
4. FASTEN WOODEN NAIL RUN FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS. SECURELY TO THE UPSIDE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID.
5. FASTEN WOODEN NAIL RUN FILM GEOTEXTILE TO THE UPSIDE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID.
6. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 4 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
7. EXTEND BOTH ENDS OF THE SUPER SILL FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 40 DEGREES TO THE MAX. ENDS ADJURMENT TO PREVENT RUNOFF FROM COMING AROUND THE ENDS OF THE SUPER SILL FENCE.
8. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE FILM GEOTEXTILE MEETS THE REQUIREMENTS OF THE SPECIFICATIONS.
9. REMOVE ADJURMENT SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 20% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL AND REPAIR.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



PLAN SECTION B-B

WASHOUT STRUCTURE WITH STRAW BALES

- ### CONSTRUCTION SPECIFICATIONS
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
 2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
 3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
 4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL," MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES EXECUTIVE REGULATIONS 5-90, 7-02AM AND 36-90, AND MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION "STORM DRAIN DESIGN CRITERIA" DATED AUGUST 1988.

DESIGN ENGINEER SIGNATURE	DATE
Haitham A. Hijazi	19199
PRINTED NAME	REGISTRATION NUMBER

CERTIFICATION OF THE QUANTITIES

I HEREBY CERTIFY THAT THE ESTIMATED TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO 625 CUBIC YARDS OF EXCAVATION, 130 CUBIC YARDS OF FILL AND THE TOTAL AREA TO BE DISTURBED AS SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE 12,931 SQUARE FEET. CONTRACTOR SHALL DETERMINE FINAL EARTHWORK QUANTITIES FOR COSTS AND CONSTRUCTION.

SIGNATURE (P.E.)	DATE
Haitham A. Hijazi, Director of Maryland Operations	19199
PRINTED NAME AND TITLE	REGISTRATION NUMBER

OWNER'S/DEVELOPER'S CERTIFICATION

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURE RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

SIGNATURE _____ DATE 12/22/2025

Steven P. Fishman, COO, Afan Properties LLC

PRINTED NAME AND TITLE

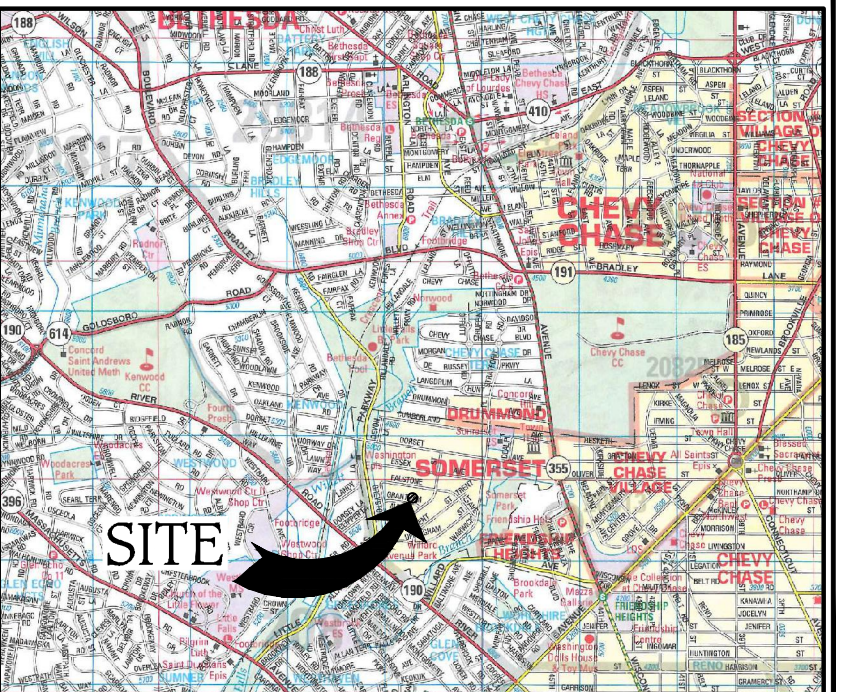
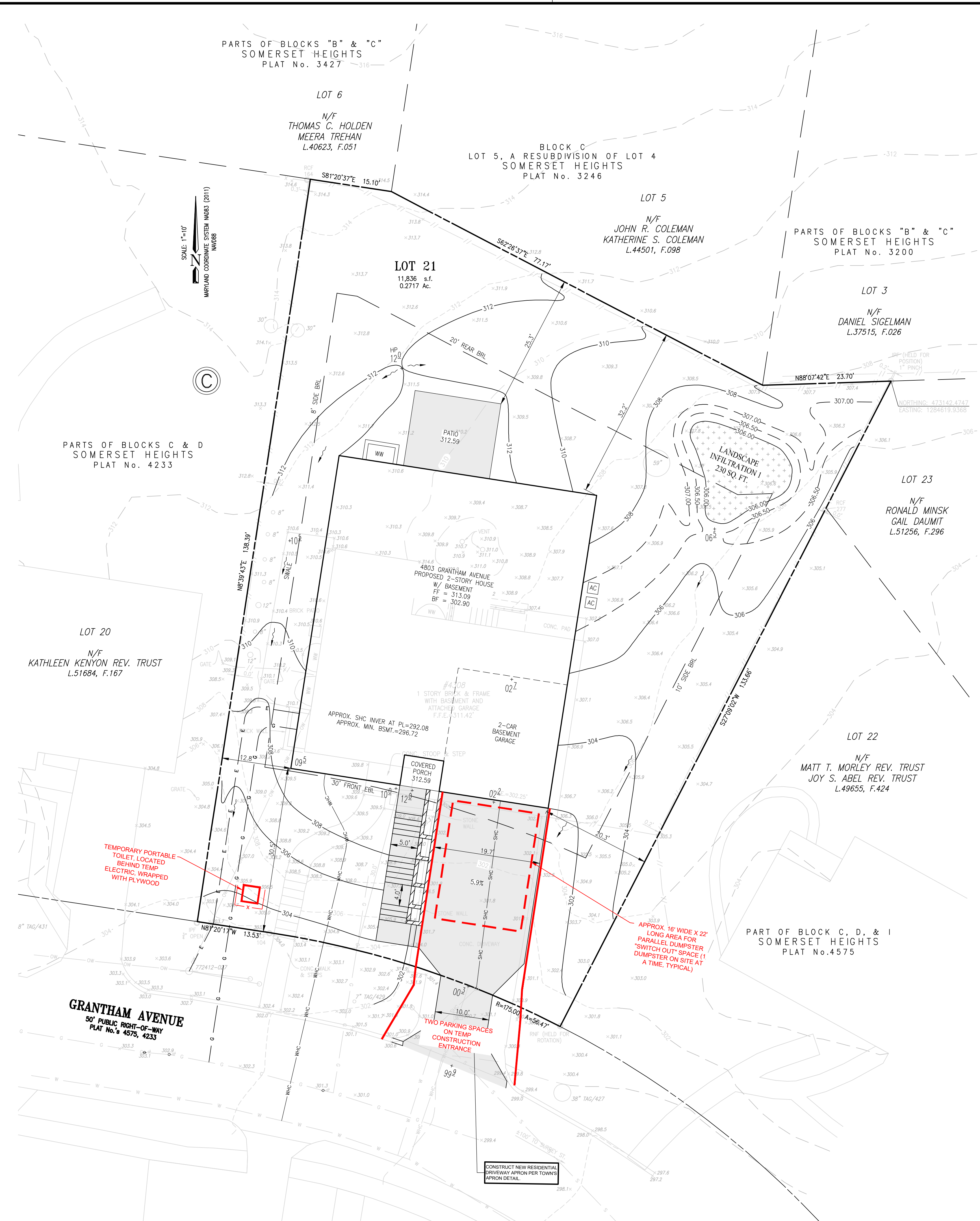
MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE. CERTIFICATIONS ON THIS SHEET ARE REQUIRED ON ANY PLAN INVOLVING STORMWATER MANAGEMENT. THE STRUCTURAL CERTIFICATION IS REQUIRED FOR UNDERGROUND STORMWATER MANAGEMENT STRUCTURES WHERE POURED CONCRETE WALLS ARE TO BE UTILIZED, OR ON ANY OTHER STRUCTURE MDCPS DEEMS APPROPRIATE.

SC AND SWM PLAN - NOTES AND DETAILS
4803 GRANTHAM AVENUE
LOT 21, BLOCK C
SOMERSET HEIGHTS
BETHESDA (7th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

CLIENT: AFNAN PROPERTIES, LLC 7008 FLORIDA STREET CHEVY CHASE, MD 20815 COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.	WSSS GRID:		TAX MAP:	
	DESIGN	RP1	SHEET 2	OF 3 OF SC/SW
	DRAFT	RP1		
	DATE	DEC. 2025		
	SCALE	AS SHOWN	FILE NO.: 2025-1176-23	



GENERAL NOTES

SITE:

- ADDRESS: 4803 GRANTHAM AVENUE, CHEVY CHASE MD 20815
- LOT 21, BLK C
- TAX ID: 07-00636126
- WATER/SEWER: W1, S1
- TAX MAP: HM23
- FLOODPLAIN: NONE
- WSSC GRID: 207WN05
- WATERSHED: LITTLE FALLS

SURVEY:

- HORIZONTAL DATUM BASED ON NAD83(2011)
- VERTICAL DATUM BASED ON NAVD83
- TOPOGRAPHY BASED ON FIELD RUN TOPO PERFORMED BY CPJ ON 10-10-2025 & SUPPLEMENTED WITH AVAILABLE GIS INFORMATION.
- TOPG AT 2' CONTOUR INTERVALS
- THIS LOT IS NOT ASSOCIATED WITH A PRELIMINARY PLAN
- NO 100YR FLOODPLAIN/WETLANDS LOCATED WITHIN THE SITE.
- NO HISTORIC SITE LOCATED WITHIN/ADJACENT TO THE SITE.

ZONING:

- SUBDIVISION: SOMERSET HEIGHTS, PLAT #4575 RECORDED: 1956
- PROPERTY ZONED: R-60
- MAIN STRUCTURE SETBACKS:
 - *** FRONT YARD: 30' EXISTING HOUSE METHOD
 - *** SIDE YARD: 8' / 10' (18')
 - *** REAR YARD: 20'
- LOT SIZE = 11,836 SQ. FT.
- MAXIMUM COVERAGE: ALLOWED = 24.16%
- PROPOSED COVERAGE: 23.31%

LOT COVERAGE CALCULATIONS:

PROPOSED HOUSE	=	2,758.44
	=	2,758.44
	=	11,836
	=	23.31%

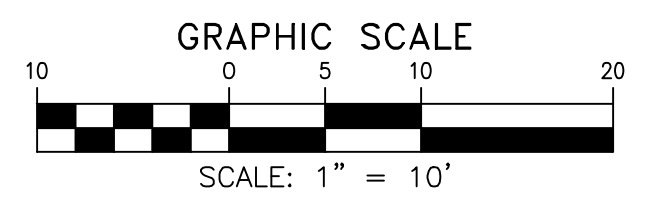
TOPSOIL MUST BE APPLIED TO ALL PERVIOUS AREAS WITHIN THE LIMITS OF DISTURBANCE PRIOR TO PERMANENT STABILIZATION IN ACCORDANCE WITH MDC "STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS".

BUILDER ELEVATIONS

Top of Foundation Wall (Reverse Ledge 10" Wall): 312.57
Top of Foundation Wall (Standard 9" Wall): 311.57
Basement Floor: 302.90
Top of Footing (8" Thick Footing): 302.57
Bottom of Footing (8" Thick Footing): 301.90

Top of Garage Stem Walls: 302.90 (Same as BF)
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Jump Walls at Screened Poles: Right Rear No Jump, Left/Left Rear 5' jump (Use 4" Wall Panels), TBD in field.



LEGEND

---	EXISTING GRADE	---	APPROXIMATE LOCATION OF SEWER HOUSE CONNECTION
---	PROPOSED GRADE	---	APPROXIMATE LOCATION OF WATER HOUSE CONNECTION
+ 51.8	FINISHED GRADE SPOT ELEVATION	---	APPROXIMATE LOCATION OF PROPOSED GAS CONNECTION
+ 340.0	EXISTING GRADE SPOT ELEVATION	---	APPROXIMATE LOCATION OF PROPOSED ELECTRIC CONNECTION
---	PROPERTY BOUNDARY		

MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777. 48 HOURS PRIOR TO THE START OF WORK, THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE. CERTIFICATIONS ON THIS SHEET ARE REQUIRED ON ANY PLAN INVOLVING STORMWATER MANAGEMENT. THE STRUCTURAL CERTIFICATION IS REQUIRED FOR UNDERGROUND STORMWATER MANAGEMENT STRUCTURES WHERE POURED CONCRETE WALLS ARE TO BE UTILIZED, OR ON ANY OTHER STRUCTURE MCCPS DEEMS APPROPRIATE.

CONSTRUCTION MANAGEMENT SITE PLAN

UPDATES/REVISIONS:

SITE PLAN
4803 GRANTHAM AVENUE
LOT 21, BLOCK C
SOMERSET HEIGHTS
BETHESDA (7th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpj.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: AFAN PROPERTIES LLC 7000 FLORIDA STREET CHEVY CHASE, MD 20815	WSSC GRID:	TAX MAP:
DESIGN: RPI	SHEET: 1	OF: 1
DRAFT: RPI	DATE: NOV. 2025	FILE NO.:
COPYRIGHT © LATEST DATE HERON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.	SCALE: AS NOTED	2025-1176-21

May 27, 2026

To Members of the Town Council and Brian Afnan, permit applicant:

We are homeowners on Grantham Avenue and adjoining streets writing to follow up regarding the proposed project at 4803 Grantham.

First, we would like to thank the applicant for agreeing to modify the plans and for expressing a willingness to work with block residents on a revised proposal that addresses neighbors' concerns. We appreciate that spirit of cooperation and want to work productively and efficiently with the applicant so that any revised project can move forward on schedule.

At this point, however, we do not yet have enough information to evaluate whether the revised proposal adequately addresses our concerns regarding neighborhood scale and compatibility. To reiterate, our concern is grounded in the objectives set forth in the Town Code, including the objective of:

“Protecting the Town’s distinct character by encouraging the retention of open space and shade trees on residential lots, the preservation of existing houses, and the construction of new buildings that are compatible with existing buildings in terms of setbacks and height.”

The revised plan’s reduction in width helps to address resident's concerns—at least from a head-on perspective. However, because the plan retains a peak height that is close to the maximum, we wonder about the scale, especially with greater depth.

The rendering that has been provided for the revised proposal does not allow us meaningful evaluation of these considerations. The images depict the proposed house in relation to fictitious trees and surroundings rather than from a street-level vantage point on Grantham Avenue in relation to the existing neighboring homes. As a result, it is difficult to assess the actual visual scale and massing of the structure within the context of the block.

To better appreciate the proposed change in scale and massing, we respectfully request:

1. Renderings that depict the proposed house in relation to the existing neighboring homes on Grantham Avenue from street-level perspectives; and
2. Scale drawings (in sharable PDF format) allow comparison of the proposed structure with adjacent houses, including height and overall massing.

We believe these materials would help facilitate a constructive and informed discussion and would assist all parties in determining whether the revised proposal is compatible with the established scale and character of the neighborhood.

Thank you again for your time and thoughtful consideration.

Sincerely,

Christine Farley, 4814 Grantham

Robert Stumberg and Kathleen Kenyon, 4805 Grantham

Barry and Laura Levine, 4800 Grantham

Steven Heydemann and Gail David, 4812 Grantham

Judy Engelberg, 4813 Grantham

Marcy and Brian Frosh, 4810 Grantham

Jeff Macher, 4808 Grantham

Rochelle Zeidman, 4815 Grantham

Nancy Sussman, 5521 Greystone

Brian Pilot, 5518 Greystone

To: Somerset Town Council

Mr. Stephen Surko

Dr. Tolbert Feather

cc: Brian Afnan

Date: May 29, 2026

Re: 4803 Grantham – Building Application Hearing

We live next door and downhill from 4803 Grantham Avenue. We have met with Brian Afnan regarding his modified plan for constructing a new home at 4803 Grantham Avenue. Mr. Afnan made a thorough presentation of the project and answered all of our questions.

Unfortunately, we cannot attend the Town Council meeting on June 1 due to previously scheduled eye surgery. We want to indicate that our objections to the project are hereby withdrawn, provided that it is constructed according to the modified design.

Mr. Afnan has indicated that if his modified plan is not approved, he will pursue his appeal and seek to build according to his original plan. This would be, for us, a most undesirable outcome, as his modified plan is a vast improvement over his original one.

Thank you for the opportunity to express our views as the owners of the adjoining property.

-- Matt Morley & Joy Abel

4801 Grantham (202-468-7034)

ROBERT STUMBERG & KATHLEEN KENYON
4805 GRANTHAM AVENUE
CHEVY CHASE, MD 20805
202-409-1012

June 1, 2026

Via Electronic Mail
EJ Hardwick, Manager
Town of Somerset

Re: 4803 Grantham - Building Application No. 2

To members of the Town Council,

After the Council denied Brian Afnan's first application to demolish and build a new house at 4803 Grantham, his second application started the process anew. We appreciate the Council's consideration of our concerns on the first application regarding mass and scale of the new house. And we appreciate Brian Afnan's willingness to come back with a revised proposal #2 that addresses those concerns.

As adjoining and opposing homeowners, we write to renew the request from 14 residents of Grantham and nearby streets—to illustrate the relationship to neighboring houses. In addition, we have several observations on the comparisons presented by Michelle Rosenfield, counsel to the applicant, Brian Afnan.

1. *Request to show the house in relation to neighboring houses*

Mr. Afnan has provided us and the Council with an image that depicts the proposed house in relation to fictitious trees and surroundings rather than street-level views in relation to neighboring homes.

As noted in the letter of May 26, the revised plan's reduction in width helps to address residents' concerns—at least from a head-on perspective. However, the plan retains a peak height that is close to the maximum, with greater building depth. The rendering that has been provided does not allow us to evaluate visual scale and massing of the structure within the context of the block.

Accordingly, we asked for (1) scale drawings in PDF format, which we received; and (2) renderings that depict the proposed house in relation to the existing neighboring homes from street-level perspectives. We renew that request, for example: a view that shows how the new house aligns with existing houses, and an angled view that shows the street view of depth, which is absent from the head-on view. Our request aligns with objectives of the town building code—to protect the town's "distinct character," to retain open space, preserve existing houses, and construct new houses that are "compatible with existing buildings" If you agree with our request, we encourage the Council to continue this decision in a special session, at the next work session.

Mr. Afnan replied that he cannot provide what we request. To provide an angle-view, he says, would require "extensive 3D CAD modeling of surrounding homes and properties, but we lack the necessary data ... in digital format. Additionally, this type of 3D 'streetscape' rendering is beyond the normal and customary design work ..." Nonetheless, it is customary for architects to use pictures of a site that include adjacent houses. Overlay images can be scaled with reference to the existing house, its width, and garage-level grade.

We also suggest comparing the proposed Grantham house to the very similar model that Mr. Afnan built at 6405 Ruffin Road. He replied that the Ruffin house is 6 feet "taller" at peak height

(although that is based on its unique average grade). What the street views from Ruffin Road can show—regardless of height—is that an angle-view provides a greater view of depth and mass, which is simply missing from a head-on view. *Attachment 1* compares the views on Ruffin Road.

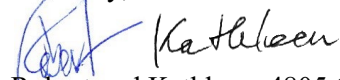
2. *Comparisons of Grantham houses*

In support of her letter (received on May 29th), Ms. Rosenfeld provided comparison tables and notes on pictures related to scale mass of Grantham houses: “The new design is 10 feet narrower than the average home width on Grantham, matches the narrowest existing width, and is 24 feet narrower than the widest.” In addition, her Attachment One compares lot sizes, square feet, lot coverage, and floor-area ratio.

- a. *Width* – We appreciate that the reduction of width in proposal #2, coupled with a “bungalow” style roof design helps to reduce the visual impact of overall mass and scale. If width alone matters, that answers our concerns. But comparing width alone is like one hand clapping. The visual impact of mass and scale is based on three dimensions and alignment on the lot. For example, as her pictures show, the 60’ wide house at 4816 Grantham is only story and 1,545 s.f. above grade. Proposal #2, at 4,993 s.f., is 3.2 times greater mass. The same is true for our adjoining house (54’ wide, one story, 1,479 s.f.); Proposal #2 is 3.38 times larger.
- b. *Comparing average sizes* – Reduced width is the most flattering single comparison of Proposal #2 and Grantham houses. The other average numbers are useful for different purposes:
 - a. *Floor-area-ratio* – divide area of the entire lot by square feet of the house above grade. A large lot will reduce the FAR of a large house. At .39 FAR, Proposed house #2 is:
 - i. 260% larger than 4805 Grantham;
 - ii. 217% larger than 4801 Grantham; and
 - iii. 60% larger than the Grantham average.
 - b. *Square feet above grade* – this measure reflects only the mass of the house; it is not divided, not diluted, by depth of the lot. At 4,993 square feet, Proposal #2 is:
 - i. 338% larger than 4805 Grantham;
 - ii. 272% larger than 4801 Grantham; and
 - iii. 220% larger than the Grantham average.
 - c. *Logic of the average* – To assess the visual impact of a new house on the “unique character” of a neighborhood, it is relevant to consider both adjacent houses and averages for a block. But averages are invariably pulled up by the largest houses, which creates a distinct bias *against* preserving existing houses and retaining open space—the town code’s objectives.

We appreciate this opportunity to comment on Proposal #2, without formally supporting or objecting to it. There appears to be agreement that the vagueness of the current building code frustrates developers and residents alike. We have found many other jurisdictions with similar housing markets that have developed objective standards to preserve neighborhood character: Boulder, Berkeley, Garrett Park, Lake Forest, Los Angeles, Louisville, and others. Under the Maryland Land Use Code (§20-509), there is no question that Somerset has the authority to learn from other municipalities how regulate “the dimensions of buildings and structures, including height, bulk, massing, and design.”

Sincerely,



Robert and Kathleen, 4805 Grantham

Laura and Barry Levine, 4800 Grantham

Attachment 1:
What does an angle-view reveal?

Compare



6405 Ruffin Road



4803 Grantham
Proposal #2

Compare



6405 Ruffin Road
frontal view



6405 Ruffin Road
angle view



May 29, 2026

Mayor Rohit Khanna
Town of Somerset, MD
4510 Cumberland Avenue
Chevy Chase, MD 20850

Re: Notice of Appearance on Behalf of Afnan Properties LLC
4803 Grantham Avenue, Somerset MD 20815

Dear Mayor Khanna:

Please accept this notice confirming I am entering my appearance on behalf of the Applicant Afnan Properties LLC in connection with the Council's proceedings related to a pending building permit application for property located at 4803 Grantham Avenue.

Respectfully,

Michele McDaniel Rosenfeld

Michele McDaniel Rosenfeld



May 29, 2026

Mayor Rohit Khanna
Council Members
Town of Somerset
4510 Cumberland Avenue
Chevy Chase MD 20815

RE: 4803 Grantham Avenue ("Property")
June 1, 2026 Mayor and Council Hearing

Dear Mayor Khanna and Council Members:

Please accept this written testimony into the record of the above-referenced proceeding. I submit these materials into the record on behalf of my client Afnan Properties LLC, owner of the above-referenced property and the applicant for the materially modified building permit now under review. Mr. Brian Afnan, President of Afnan Properties LLC, has been actively involved with this project since its inception.

I. Background

My client filed a Building Permit Application No. 26-02-001 for the Property which the Council denied following an April 6, 2026 public hearing in a 3-0 vote (Mayor (then Council member) Khanna and Council members Kumar and Rovak voting against and Council member Barr abstaining).

The applicant has filed a petition for judicial review of the permit denial to the Montgomery County Circuit Court (Civil Case No. C-15-CV-26-002503), based on Maryland law confirming that the denial was arbitrary and capricious as the record did not support the factual conclusions asserted in support of the denial, and because the denial was not based on objective statutory criteria but rather a highly subjective determinations including a finding that the proposed new home would "detract from the character of the neighborhood, and impact sightlines and the flow of light and air."¹ For reasons explained in Section VI (Legal Considerations), this finding is an impermissible arbitrary and capricious basis for denial of the original permit application.

In spite of the strength of the pending judicial appeal, Mr. Afnan was both surprised by and sympathetic to the extent of concerns raised, some for the first time, at the hearing and has significantly redesigned the original plans, and now presents a single-story bungalow-style home with a second floor beneath a low-slope roof (6:12) when viewed from Grantham Avenue. The existing homes facing Grantham include a wide a variety of home styles, heights and sizes, and an attached analysis of existing homes confirms that the redesigned home is smaller and narrower, with less lot coverage and less impervious coverage, than the average existing home. Moreover, the proposed stormwater management facilities will fully treat on-site runoff *and* a certain percentage of runoff from uphill residential properties. Attachment One: Height, Massing and Stormwater Chart.

Nonetheless, time significantly redesigned the original construction plans by materially reducing the width, massing and lot and impervious coverage of the original design, and now seeks approval of the modified

¹ Decision p. 3. The two other grounds for denial are similarly specious: (a) a variance for impervious coverage could have been conditioned on a requirement that pervious surfacing be used, or variance approval; and (b) tree removal notwithstanding the applicant's concurrence with a generous tree replacement plan.

design. Assuming the Council approves the application now before it, my client will dismiss the pending appeal and proceed with the approved modified plans.²

II. Prior and Current Home Design

The change in style and massing is self-evident in the images contained in Figures 1 and 2.

Figure 1: Modified design:



This differs materially from the front elevation of the home design that was denied in April, which had a “box” front rather than a sloped roofline with dormered windows. By sloping the roofline the Applicant has significantly minimized the streetfront massing and mirrored other homes in the neighborhood that present more like a single-story rather than two-story front.

Figure 2: Original design:



We note that both designs fully comply with the **lowered** building heights established by the Town in Town Code 112-14.C.

² Undersigned counsel and Town counsel Ron Bolt have filed a joint motion to extend the 60-day court deadline to file the agency record in the prior proceeding to allow the Council to review and act upon this application which, if approved, will moot the need to pursue the pending judicial appeal.

III. “Scale and Mass” Of Proposed Design In Context of Grantham Avenue Existing Homes

The redesigned home falls squarely within the dimensions of existing homes on Grantham, except for finished square footage. The massing associated with much of the square footage (the second level, namely) has been relocated to the rear of the lot and substantially hidden by the low sloped front roof, preserving the visual aesthetic along Grantham Avenue, which was a focus of community concern at the last hearing.

The new design is *10 feet narrower than the average home width on Grantham, matches the narrowest existing width, and is 24 feet narrower than the widest.*

The applicant is removing nine (9) trees, and Dr. Feather has determined that six (6) of them are in poor condition as evidenced by the photographs included in Dr. Feather’s report. One of the six, a tulip poplar, has been deemed hazardous.

The Applicant has proposed extensive landscaping along the eastern edge of the Property to buffer this side of the building, which will be exposed in the same manner as the existing home due to sloping topography. See Figure 3. The Applicant has consulted with immediate neighbors who have expressed concerns about trees and obtained their concurrence with the species and location of the replacement trees.

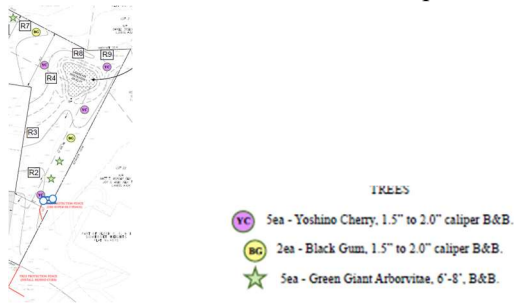


Figure 3

While even the original design fell well within average dimensions along Grantham (see Attachment One), it is beyond question that this newly proposed application not only complies with the Town’s zoning standards, but falls well within the existing, objective development standards imposed by governing zoning and building codes.

IV. Stormwater Management

The Applicant’s stormwater facilities meet 100% of the Town’s stormwater management requirements. The facilities are sized to handle the runoff that a pervious driveway would otherwise have handled.

Additionally, the Applicant has designed its facilities to handle runoff from the driveway apron, which exceeds the Town’s requirements.

V. Impervious Surface (Driveway)

The driveway features a 5.9% slope and must be constructed of impervious concrete surface. The slope, steeper than the previously designed driveway in the original permit application, is in the exact location and ends at the same garage floor elevation as the existing home. The shorter (and therefore steeper) slope is necessitated by the other design modifications made to ameliorate community concerns about other design elements in the original architecture.

VI. Legal Analysis

The Building Code's Purpose clause says, in part, that the Building Code was adopted for the purpose of: "Protecting the Town's distinct character by encouraging the retention of open space and shade trees on residential lots, the preservation of existing houses, and the construction of new buildings that are compatible with existing buildings in terms of setbacks and height." Building Code 112-1.C(2). This is one of several public health, safety welfare justifications for adopting the Building Code. The purpose clause is not itself a standard, and any finding that purports to rely on it is deficient.

Instead, the Council must decide whether to approve or deny the permit application solely based on the factors enumerated in Town Code § 112-9 (Criteria for Permit Decisions).

Section 112-9(E) directs the Council to consider whether "the proposed work unduly and adversely affects the health and safety of adjoining or confronting property owners and residents, or the enjoyment of their property." Assuming an application satisfies the zoning and building code criteria established by the Town Council, there is no basis (certainly in this case) to suggest that public health or safety are at risk.

Second this finding is limited to impacts to "adjoining or confronting property owners" and "residents," (i.e., people who live in, but do not own, adjoining confronting property such as non-owner family members or tenants). Any denial predicated on objections from property owners beyond adjoining or confronting properties exceeds the Council's authority under this provision.

Additionally, "enjoyment" of real property, in this context, most reasonably means the quiet enjoyment of adjoining and confronting property owners. This would disallow nuisance-type use of the Applicant's property (noise, dust, fumes). "Enjoyment" in this context does not encompass highly subjective objections based on arbitrary displeasure over a structure that meets all objective zoning and building permit standards established by the Town specifically for the purpose of ensuring uniform and compatible development within a specific zone. A denial based on subjective "I don't like it" aesthetic (e.g., massing, compatibility, architectural design) objections would represent the very essence of arbitrary and capricious decision making.

A reviewing court will "inquire whether the zoning body's determination was supported by such evidence as a reasonable mind might accept as adequate to support a conclusion . . . Generally, a decision of an administrative agency, including a local zoning board, is owed no deference when its conclusions are based upon an error of law. *Cty. Council of Prince George's Cty. V. FCW Justice Inc.*, 238 Md. App. 641, 668 (2014).

VII. Conclusion

We urge the Council to apply the Town Code and to approve the pending building permit application under its established objective building and zoning standards. Assuming the Building Permit is approved, the Applicant will proceed to construct the bungalow-style home and dismiss the pending judicial appeal.

Respectfully Submitted,

Michele McDaniel Rosenfeld

Michele McDaniel Rosenfeld

GRANTHAM AVENUE - ANALYSIS OF EXISTING HOMES AND PROPOSED NEW HOME

PREPARED BY: B. AFNAN
PREPARED DATE: 5/29/26

EXISTING HOMES												
			MASSING						DRAINAGE			
Street No.	Street Name	Lot Size (SF) ¹	House Square Footage (SF) ²	Structure Width (FT) ³	Structure Depth (FT) ⁴	Structure Lot Coverage (SF) ⁵	Structure Lot Coverage Ratio ¹¹	Floor Area Ratio (FAR) ⁶	Impervious Square Footage (SF) ⁷	Impervious Ratio ⁸	Entire Property Stormwater Management ESD to the MEP? (Yes, Proposed/No, Existing) ¹²	
4800	Grantham	10,403	3,387	82	50	3,493	0.34	0.33	5,062	0.49	No	
4806	Grantham	7,659	3,594	80	37	2,615	0.34	0.47	3,648	0.48	No	
4808	Grantham	7,215	2,419	54	54	2,392	0.33	0.34	3,896	0.54	No	
4810	Grantham	8,315	2,368	56	62	2,368	0.28	0.28	3,810	0.46	No	
4812	Grantham	8,865	2,202	55	38	1,946	0.22	0.25	2,775	0.31	No	
4814	Grantham	7,665	1,350	48	48	2,304	0.30	0.18	2,617	0.34	No	
4816	Grantham	10,276	1,545	60	34	2,040	0.20	0.15	2,824	0.27	No	
4801	Grantham	10,211	1,839	58	36	1,885	0.18	0.18	2,724	0.27	No	
4803	Grantham	11,837	1,473	48	43	1,943	0.16	0.12	2,413	0.20	No	
4805	Grantham	9,687	1,468	54	37	1,922	0.20	0.15	2,280	0.24	No	
4807	Grantham	9,687	1,342	54	35	1,783	0.18	0.14	2,350	0.24	No	
4809	Grantham	9,687	2,406	55	58	2,628	0.27	0.25	3,826	0.39	No	
4811	Grantham	9,687	3,200	58	66	2,897	0.30	0.33	3,806	0.39	No	
4813	Grantham	9,983	2,876	56	66	2,890	0.29	0.29	3,608	0.36	No	
4815	Grantham	11,852	2,627	52	50	1,758	0.15	0.22	3,055	0.26	No	

			MASSING						DRAINAGE			
Street No.	Street Name	Lot Size (SF) ¹	House Square Footage (SF) ²	Structure Width (FT) ³	Structure Depth (FT) ⁴	Structure Lot Coverage (SF) ⁵	Structure Lot Coverage Ratio ¹¹	Floor Area Ratio (FAR) ⁶	Impervious Square Footage (SF) ⁷	Impervious Ratio ⁸	Entire Property Stormwater Management ESD to the MEP? (Yes, Proposed/No, Existing) ¹²	
Median		9,687	2,368	55	48	2,304	0.27	0.25	3,055	0.34	No	
Average		9,535	2,273	58	48	2,324	0.25	0.24	3,246	0.35	No	
Min		7,215	1,342	48	34	1,758	0.15	0.12	2,280	0.20	No	
Max		11,852	3,594	82	66	3,493	0.34	0.47	5,062	0.54	No	



EXISTING HOMES AVERAGE

MODIFIED NEW HOME PERMIT APPLICATION (1-STORY FRONT, SLOPED ROOF "BUNGALOW" HOUSE DESIGN) ¹⁰												
			MASSING						DRAINAGE			
Street No.	Street Name	Lot Size (SF) ¹	House Square Footage (SF) ²	Structure Width (FT) ³	Structure Depth (FT) ⁴	Structure Lot Coverage (SF) ⁵	Structure Lot Coverage Ratio ¹¹	Floor Area Ratio (FAR) ⁶	Impervious Square Footage (SF) ⁷	Impervious Ratio ⁸	Entire Property Stormwater Management ESD to the MEP? (Yes, Proposed/No, Existing) ¹²	
4803	Grantham	11,837	4,657	48	58.33	2,800	0.24	0.39	3,874	0.33	Yes	



PROPOSED NEW HOME



% v. Existing Average?	24%	105%	-17%	23%	20%	-5%	61%	19%	-6%	Yes
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NEW HOME V. EXISTING AVERAGE

% v. Original Application? 0% -13% -20% -13% -9% -9% -13% -10% -10%

ORIGINAL NEW HOME PERMIT APPLICATION (2-STORY, FLAT ROOF "MODERN" HOUSE DESIGN) ⁹											
			MASSING					DRAINAGE			
Street No.	Street Name	Lot Size (SF) ¹	House Square Footage (SF) ²	Structure Width (FT) ³	Structure Depth (FT) ⁴	Structure Lot Coverage (SF) ⁵	Structure Lot Coverage Ratio ¹¹	Floor Area Ratio (FAR) ⁶	Impervious Square Footage (SF) ⁷	Impervious Ratio ⁸	Entire Property Stormwater Management ESD to the MEP? (Yes, Proposed/No, Existing) ¹²
4803	Grantham	11,837	5,362	60	67.33	3,075	0.26	0.45	4,284	0.36	Yes

% v. Existing Average? 24% 136% 3% 41% 32% 4% 85% 32% 3% Yes

OBSERVATIONS

- The subject property at 4803 Grantham is about 24% larger than the existing average property size on Grantham.
- The modified new home is about 17% narrower than the existing average on Grantham.
- The structure lot coverage ratio of the modified new home is about 5% smaller than the existing average structure coverage ratio on Grantham.
- The impervious ratio ("apples to apples") for the modified new home is about 6% lower than the existing average on Grantham.
- The modified new home has stormwater ESD to the MEP, the existing homes on Grantham do not.
- Compared to the original permit application design, the modified design is about 20% narrower, 13% shallower, has a 9% smaller structure footprint, has 13% less SF, and about 10% less impervious.

End Notes

- Lot size per Maryland S.D.A.T. public records
 - House square footage per Maryland S.D.A.T. public record, includes only above grade conditioned square footage.
 - Structure width at widest point side to side per Montgomery County public access GIS mapping measurement of mapped aerial imagery, estimated accuracy +/- 2'.
 - Structure depth at deepest point front to rear per Montgomery County public access GIS mapping measurement of mapped aerial imagery, estimated accuracy +/- 2'.
 - Structure lot coverage per Montgomery County public access GIS mapping measurement of mapped aerial imagery roof areas, estimated accuracy +/- 2'.
Note that structure lot coverage is mapped by Montgomery County based on roof area visible via aerial imaging.
 - Floor Area Ratio (FAR) is a calculated ratio of House Square Footage divided by Lot Size.
 - Impervious square footage coverage per Montgomery County public access GIS mapping measurement of mapped aerial imagery (2023), estimated accuracy +/- 2'.
Impervious square footage for all existing properties excludes leadwalks and includes only county mapped structures, pools, pads and driveway on the lot (ROW driveway aprons not included).
Impervious of proposed new homes listed in this comparative analysis is slightly less than the fully engineered calculation amount because the walks, AC units and retaining walls were excluded to ensure "apples to apples" comparative analysis of the existing home on the subject street for which county GIS data is mapped.
 - Impervious ratio is a calculated ratio of Impervious Square Footage divided by Lot Size.
 - Original new home application house square footages and dimensions from Elie-Ben Architecture plans, engineering from CPJ.
 - Modified new home application house square footages and dimensions from Wade Architecture plans, engineering from CPJ.
 - Structure Lot Coverage Ratio is a calculated value of Structure Lot Coverage divided by Lot Size. Please note that structure lot coverage includes all areas under roof and that both the Town of Somerset and Montgomery County do NOT include roof areas for unenclosed porches in the "Lot Coverage Ratio" criteria included in both the Town and County zoning ordinances, respectively. The Structure Lot Coverage Ratio used in this comparative analysis was used to ensure "apples to apples" comparative analysis of the existing homes on the subject street for which county GIS data is mapped. Lot Coverage Ratio as used by the Town of Somerset and Montgomery County, because of the customary exclusion of unenclosed porch areas, will be lower ratios than Structure Lot Coverage.
 - "ESD to the MEP" is the customary engineering abbreviation for "Environmental Site Design to the Maximum Extent Practicable". ESD to the MEP is required by both Montgomery County and the Town of Somerset for all new home construction. The Town of Somerset application of ESD to the MEP is considerably more stringent than the application by Montgomery County. The Town of Somerset requires that all impervious surfaces on a subject property for a new home permit be engineered and managed without exception, including compensatory management for areas that are physically impossible to manage that the county would otherwise allow a waiver. None of the existing homes located on Grantham Avenue have full property ESD to the MEP whereas the proposed new home construction does. The absence of ESD to the MEP on existing housing stock throughout lower Montgomery County is common and reflective of the absence of modern, engineered stormwater management practices that were not commonly implemented until the 1970s.
- Yellow highlighting indicates the factors that are of principal concern and impact upon the Grantham Avenue streetscape with regard to massing and drainage. These factors have been highlighted to aid readers in review of this chart. Other factors including, but not necessarily limited to, architectural design style, house material/colors, landscaping, trees, driveway size/configuration, setbacks, and dimensions may also play a role in the impact upon the Grantham Avenue streetscape but such factors are not readily quantifiable and can be subjective. The yellow highlighted factors in this summary are those which can reasonably discerned from public record and imagery from Grantham Avenue public right-of-way.

Grantham Avenue Analysis



THIS ANALYSIS HAS BEEN PREPARED IN CONNECTION WITH THE MODIFIED PERMIT APPLICATION FOR THE NEW HOME AT 4803 GRANTHAM AVENUE.

DATE: MAY 29, 2026

Code Compliance



THIS MODIFIED PERMIT APPLICATION IS FULLY COMPLIANT WITH ALL TOWN OF SOMERSET AND MONTGOMERY COUNTY CODES.

NO VARIANCES ARE REQUESTED OR REQUIRED.

Code Compliance – Zoning



Criteria	Permitted	Proposed	Compliant (Yes/No)?
Lot Coverage	2,860 SF	2,759 SF	Yes
Building Height	33' to roof peak	32.15' to roof peak	Yes
Building Height	28' to mean roof	24.34' to mean roof	Yes
Rear Setback Patio	20' minimum	25.3'	Yes
Rear Setback Wall	20' minimum	32.2'	Yes
Side Setback Left	8' minimum	12.8'	Yes
Side Setback Right	10' minimum	20.3'	Yes
Front Setback	30' minimum	30.5'	Yes

THE PROPOSED NEW HOME FULLY COMPLIES WITH THE TOWN OF SOMERSET ZONING CODE AND THE MONTGOMERY COUNTY ZONING CODE.

Code Compliance – Drainage



THE PROPERTY HAS BEEN DESIGNED USING TOWN OF SOMERSET “ENVIRONMENTAL SIDE DESIGN TO THE MAXIMUM EXTENT PRACTICABLE”, OR “ESD TO THE MEP”.

ROOF DRAINAGE IS BROKEN DOWN IN THE NORMAL AND CUSTOMARY MANNER WITH FOUR (4) QUADRANTS FLOWING EQUALLY TO THE TWO REAR CORNERS AND TWO FRONT CORNERS OF THE PROPERTY.

THE REAR YARD FEATURES A DRY WELL AND A LANDSCAPE INFILTRATION FACILITY. THE FRONT YARD FEATURES TWO DRY WELLS.

THE DRIVEWAY SLOPE IS 5.9% WHICH EXCEEDS THE MAXIMUM SLOPE FOR WHICH PERMEABLE PAVERS ARE FUNCTIONAL. PURSUANT TO TOWN CODE, THE DRIVEWAY STORM DRAINAGE REQUIREMENT AS BEEN PRESCRIPTIVELY OFFSET VIA INCREASED DRAINAGE FACILITY SIZE. NO VARIANCE RELATED TO PERMEABLE PAVEMENT IS REQUIRED.

AS PROPOSED, THE DESIGN EXCEEDS TOWN OF SOMERSET REQUIREMENTS.

Code Compliance – Trees



NINE (9) TREES MUST BE REMOVED. THIS TREE REMOVAL COUNT IS NORMAL AND CUSTOMARY FOR MOST NEW HOMES. OF THE NINE REMOVALS, SIX (6) OF THE TREES ARE IN POOR CONDITION, IN DECLINE, AND AFFECTED BY ONE OR MORE OF THE FOLLOWING: DISEASE, ROT, INVASIVE VINES, INSECTS.

ONE (1) TREE, A LARGE TULIP POPLAR, HAS BEEN IDENTIFIED AS HAZARDOUS.

A LARGE, HEALTHY 30" DIAMETER OAK WITH A LARGE CANOPY WILL BE PRESERVED IN ACCORDANCE WITH DR. TOLBERT FEATHER'S REPORT FINDINGS.

TWELVE (12) NEW TREES WILL BE PLANTED IN ACCORDANCE WITH DR. TOLBERT FEATHER'S REPORT FINDINGS. IMMEDIATE NEIGHBORS WITH SPECIFIC TREE CONCERNS HAVE ALREADY BEEN CONSULTED AND THE PLAN PRESENTED REFLECTS CONSENSUS AGREEMENT AS TO SPECIES AND LOCATION.

Code Compliance – Construction



A CONSTRUCTION MANAGEMENT PLAN HAS BEEN DESIGNED PURSUANT TO TOWN OF SOMERSET REQUIREMENTS INCLUDING SCREENING OF A TEMPORARY PORTABLE TOILET (FRONT LEFT CORNER), DUMPSTER LOCATIONS (WITHIN THE EXISTING AND PROPOSED DRIVEWAY AREA), AND OFF-STREET PARKING (3 SPACES, WITHIN THE EXISTING AND PROPOSED DRIVEWAY AREA).

CONSTRUCTION ACTIVITY WILL BE COORDINATED WITH TOWN STAFF INCLUDING THE TOWN MANAGER, CODE ENFORCEMENT OFFICER AND ENGINEER.

CONSTRUCTION IS EXPECTED TO LAST FOR APPROXIMATELY SIX (6) MONTHS, WEATHER PERMITTING. AFNAN & CO. RECENTLY CONSTRUCTED A HOME AT 4714 ESSEX AVENUE IN SIX (6) MONTHS.

Massing and Drainage



THE ORIGINAL PERMIT APPLICATION PROMPTED WIDESPREAD OBJECTIONS FROM RESIDENTS OF GRANTHAM AVENUE WHO CITED CONCERNS RELATED TO MASSING AND DRAINAGE. COMPATIBILITY WITH THE EXISTING GRANTHAM AVENUE HOMES WAS ALSO RAISED AS A CONCERN.

MASSING AND COMPATABILITY ARE NOT REGULATED STANDARDS IN THE TOWN OF SOMERSET CODE OR MONTGOMERY COUNTY CODE AS SUCH MATTERS ARE SUBJECTIVE.

THE MODIFIED PERMIT APPLICATION HAS BEEN COMPLETELY REDESIGNED COMPARED TO THE ORIGINAL PERMIT APPLICATION. THE 2-STORY, FLAT ROOF MODERN STYLE HOME FROM THE ORIGINAL APPLICATION HAS BEEN REPLACED WITH A 1-STORY, BUNGALOW STYLE HOME THAT INCLUDES A 2ND FLOOR THAT IS HIDDEN WITHIN A LOW SLOPE (6:12) ROOF WHEN VIEWED FROM GRANTHAM AVENUE.

Massing and Drainage



AN INVENTORY HAS BEEN COMPILED FOR ALL EXISTING HOMES ON GRANTHAM AVENUE TO OBJECTIVELY ANALYZE MASSING AND DRAINAGE CHARACTERISTICS. PLEASE REFER TO THE TABULAR ANALYSIS EXHIBIT TO THIS SLIDE PRESENTATION.

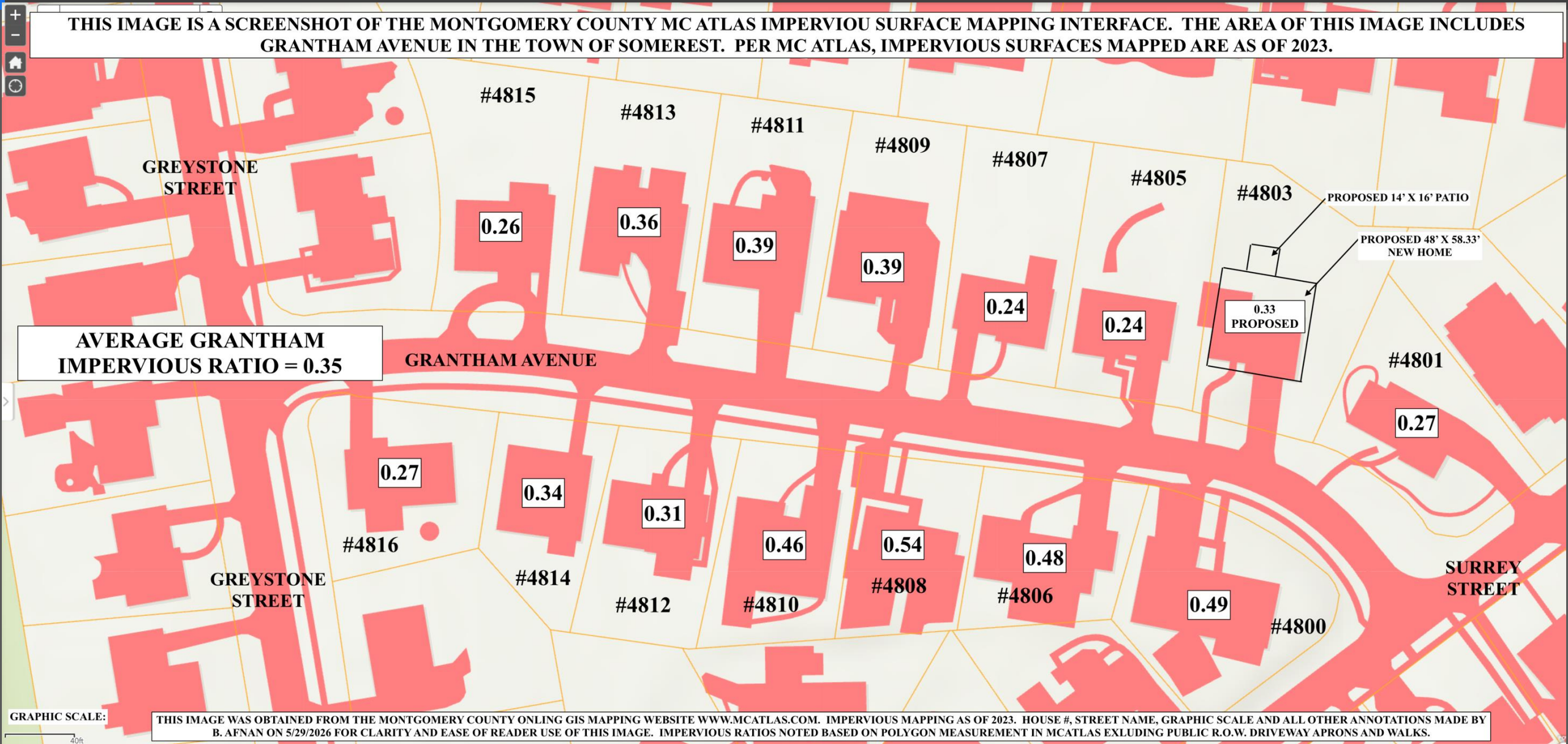
EXISTING AVERAGE HOME WIDTH ON GRANTHAM = 58 FT., PROPOSED = 48 FT.
THE NEW HOME IS NARROWER THAN THE AVERAGE GRANTHAM AVENUE HOME.

EXISTING AVERAGE STRUCTURE LOT COVERAGE RATIO = 0.25, PROPOSED = 0.24.
THE NEW HOME COVERS LESS OF THE SUBJECT PROPERTY THAN THE AVERAGE GRANTHAM AVENUE PROPERTY.

EXISTING AVERAGE IMPERVIOUS RATIO = 0.35, PROPOSED = 0.33.
THE NEW HOME IMPERVIOUS AREAS COVER LESS OF THE SUBJECT PROPERTY THAN THE AVERAGE GRANTHAM AVENUE PROPERTY.

Massing and Drainage

THIS IMAGE IS A SCREENSHOT OF THE MONTGOMERY COUNTY MC ATLAS IMPERVIOUS SURFACE MAPPING INTERFACE. THE AREA OF THIS IMAGE INCLUDES GRANTHAM AVENUE IN THE TOWN OF SOMEREST. PER MC ATLAS, IMPERVIOUS SURFACES MAPPED ARE AS OF 2023.



Massing and Drainage



COMPARED TO THE ORIGINAL PERMIT APPLICATION DESIGN, THIS MODIFIED PERMIT APPLICATION DESIGN IS 20% NARROWER, 13% SHALLOWER, HAS A 9% SMALLER STRUCTURE FOOTPRINT, HAS 13% LESS SQUARE FOOTAGE AND HAS ABOUT 10% LESS IMPERVIOUS SURFACE AREA.

Massing and Drainage



IMAGES OF ALL HOMES ADDRESSED ON GRANTHAM AVENUE FOLLOW WITH ANNOTATIONS INCLUDING THE STREET NUMBER, HOUSE WIDTH, STRUCTURE LOT COVERAGE RATIO AND IMPERVIOUS RATIO.

IN THE CASE OF THE SUBJECT PROPERTY LOCATED AT 4803 GRANTHAM AVENUE, BOTH THE EXISTING HOME AND AND ILLUSTRATIVE IMAGE OF THE MODIFIED PERMIT APPLICATION HOME ARE SHOWN.

No. 4800 – 82 Ft. Wide

STRUCTURE LOT COVERAGE RATIO = 0.34(AVE=0.25)

IMPERVIOUS RATIO = 0.49(AVE=0.35)



No. 4801 – 58 Ft. Wide

STRUCTURE LOT COVERAGE RATIO = 0.34
(AVE=0.25)

IMPERVIOUS RATIO = 0.27(AVE=0.35)



No. 4803 – 48 Ft. Wide

STRUCTURE LOT COVERAGE RATIO =
0.16(AVE=0.25)

IMPERVIOUS RATIO = 0.12(AVE=0.35)



No. 4803 PROPOSED— 48 Ft. Wide

STRUCTURE LOT COVERAGE RATIO = 0.24 (AVE = 0.25)

IMPERVIOUS RATIO = 0.35 (AVE = 0.35)



No. 4805 – 54 Ft. Wide

STRUCTURE LOT COVERAGE RATIO = 0.20
(AVE=0.25)

IMPERVIOUS RATIO = 0.24 (AVE=0.35)



No. 4806 – 80 Ft. Wide

STRUCTURE LOT COVERAGE RATIO = 0.34
(AVE=0.25)

IMPERVIOUS RATIO = 0.54(AVE=0.35)



No. 4807 – 54 Ft. Wide

STRUCTURE LOT COVERAGE RATIO = 0.18 (AVE=0.25)

IMPERVIOUS RATIO = 0.24 (AVE=0.35)



No. 4808 – 54 Ft. Wide

STRUCTURE LOT COVERAGE RATIO = 0.33 (AVE=0.25)

IMPERVIOUS RATIO = 0.54 (AVE=0.35)



No. 4809 – 55 Ft. Wide

STRUCTURE LOT COVERAGE RATIO =
0.27 (AVE=0.25)

IMPERVIOUS RATIO = 0.39 (AVE=0.35)



No. 4810 – 56 Ft. Wide

STRUCTURE LOT COVERAGE RATIO = 0.28 (AVE=0.25)

IMPERVIOUS RATIO = 0.46 (AVE=0.35)



DEMOCRAT
Debbie
Hera

No. 4811 – 58 Ft. Wide

STRUCTURE LOT COVERAGE RATIO = 0.30 (AVE=0.25)

IMPERVIOUS RATIO = 0.39 (AVE=0.35)



No. 4812 – 55 Ft. Wide

STRUCTURE LOT COVERAGE RATIO = 0.22 (AVE=0.25)

IMPERVIOUS RATIO = 0.31 (AVE=0.35)





No. 4813 – 56 Ft. Wide

STRUCTURE LOT COVERAGE RATIO = 0.29 (AVE=0.25)

IMPERVIOUS RATIO = 0.36 (AVE=0.35)

No. 4814 – 48 Ft. Wide

STRUCTURE LOT COVERAGE RATIO = 0.30 (AVE=0.25)

IMPERVIOUS RATIO = 0.34 (AVE=0.35)



No. 4815 – 52 Ft. Wide

STRUCTURE LOT COVERAGE RATIO =
0.15 (AVE=0.25)

IMPERVIOUS RATIO = 0.26 (AVE=0.35)



No. 4816 – 60 Ft. Wide

STRUCTURE LOT COVERAGE RATIO =
0.20 (AVE=0.25)
IMPERVIOUS RATIO = 0.27 (AVE=0.35)



Summary



- THIS PERMIT APPLICATION COMPLIES WITH ALL ZONING CODE REQUIREMENTS.
- THIS PERMIT APPLICATION COMPLIES WITH ALL DRAINAGE CODE REQUIREMENTS.
- THIS PERMIT APPLICATION COMPLIES WITH ALL TREE CODE REQUIREMENTS.
- THIS PERMIT APPLICATION COMPLIES WITH ALL CONSTRUCTION REQUIREMENTS.
- THIS PERMIT APPLICATION HOME IS SUBSTANTIALLY NARROWER THAN THE AVERAGE, EXISTING HOME ON GRANTHAM.
- THIS PERMIT APPLICATION STRUCTURE LOT COVERAGE IS LESS THAN THE AVERAGE, EXISTING HOME ON GRANTHAM.
- THIS PERMIT APPLICATION IMPERVIOUS RATIO IS LESS THAN THE AVERAGE, EXISTING HOME ON GRANTHAM.

THANK YOU

MEMORANDUM

To: Somerset Town Council

From: Parks and Natural Resources Committee

Updated: May 8, 2026

Subject: Recommendation to Pursue a Managed Apiary Partnership with Rite House Farms
(Emily Baucom | 703-919-7167 | ritehousefarms@gmail.com)

Committee Update – May 6, 2026

On the evening of May 6, 2026, the Parks and Natural Resources Committee met to further discuss the proposed apiary partnership, as directed by the Town Council. Assistant Town Manager Justin Burgett was present at the meeting Town Council Chair Robin Barr, along with members of the public.

Following discussion, the Committee voted unanimously to recommend that the Town pursue the partnership with Emily Baucom and Rite House Farms to revitalize and manage the Town apiary.

In reaching its recommendation, the Committee highlighted the following points:

- The Committee discussed concerns regarding impacts on native pollinators and noted that most documented issues are associated with large-scale or high-density apiary operations, whereas the Somerset proposal involves only three small, managed hives.
- Members emphasized keeping the apiary small, well managed, and supported by enough flowering habitat, while continuing to monitor the site and make adjustments if needed to minimize environmental impacts.
- The Committee also expressed support for enhancing pollinator habitat throughout the surrounding area, including incorporating habitat features beneficial to native bee species, such as areas suitable for nesting and reproduction, as part of the Town's broader ecological management goals.

All points in the April 14, 2026 memorandum remain unchanged and continue to support the Committee's recommendation. The partnership is expected to support pollination, improve habitat, and provide community education on pollinators and biodiversity.

Original Recommendation (April 14, 2026)

The Parks and Natural Resources Committee recommend that the Town of Somerset pursue a managed apiary partnership with Rite House Farms to reactivate the Town's previously commissioned but currently inactive apiary site. This initiative would restore a pollinator presence on Town property and strengthen ecological function through improved pollination

within Somerset's forested and landscaped areas, while also expanding environmental education opportunities for the community.

Summary of Proposal

Rite House Farms proposes to install and manage honeybee hives on Town property at no cost to the Town. Rite House Farms would provide bees, equipment, labor, hive management, and liability insurance. The Town would provide a suitable space (already there) and reasonable access for maintenance.

Key Elements of the Partnership

- No financial cost to the Town for installation or ongoing management
- Full professional beekeeping service and seasonal hive management provided by Rite House Farms
- Liability insurance and full operational responsibility carried by Rite House Farms
- Honey harvesting and processing managed by Rite House Farms
- Community educational programming developed and delivered by Rite House Farms in consultation with the Town, consisting of 1–2 community events per season
- Potential revenue-sharing for surplus honey sales (proposed 70% Rite House Farms / 30% Town of Somerset, subject to further discussion and agreement)
- Contract duration to be determined by Town Manager in consultation with Town Council

Operational Considerations

Rite House Farms would serve as beekeeper of record and retain full responsibility for colony health and safety. The Town's role is limited to hosting the site and providing reasonable access.

Conclusion

Both committees agree this is a low-cost, low-burden opportunity with meaningful environmental and educational benefits. We recommend Council approval to proceed with a formal agreement with Rite House Farms for a managed apiary program in Somerset.