



Montgomery County, Maryland
 Department of Permitting Services
 Casework Management
 255 Rockville Pike, 2nd Floor
 Rockville, Maryland 20850

SPECIAL EXCEPTION
 INSPECTION REPORT

Special Exception Premise Address: 6806 Tilden Lane, Rockville MD 20852 (SDAT Acct. 04-00110416)
Special Exception Case #: CBA-1383
Petitioner Name: Tilden Woods Recreation Assoc., Inc.

FOR MONTGOMERY COUNTY, MARYLAND the undersigned issuer, being duly authorized, states that on, 6-29-2009, the recipient of this Notice, Tilden Woods Recreation Assoc. Inc., c/o Ross Dicker, 11605 Parkedge Drive, Rockville MD 20852 is notified of existing special exception violations of Montgomery County Code, Zoning Ordinance at the above-referenced premise address:

Violation #1:

Noncompliance with Condition #2 of the *Opinion of the Board* dated 4-26-1963, which requires "the association to provide a five (5') foot wooden fence along the eastern and southern boundary lines."

Section: 59-G-1.3(a)(1)

Corrective Action: Remove existing chain link fence along the eastern and southern boundary lines and replace it with a five (5") foot wooden fence.

Violation #2: Noncompliance with Condition #3 of the *Opinion of the Board* dated 4-26-1963, which states, "Hours of operation shall be ... from 11:00 a.m. to 9:00 p.m. on Sunday." The current hours of operation for Sunday are 10:30 a.m. to 9:00 p.m.

Section: 59-G-1.3(a)(1)

Corrective Action: Cease and desist operating prior to 11:00 a.m. on Sundays. The petitioner may also request (and obtain) a modification of the special exception from the Board of Appeals to amend the hours of operation.

Violation #3: The property does not conform to the current site plan (Exhibit #11, "*Layout for Tilden Woods Swimming Pool, 1963*").

Section: 59-G-1.3(a)(1)

Corrective Action: File for and obtain a modification of the special exception with the Montgomery County Board of Appeals to include a current site plan reflecting the as-built/proposed site conditions. The site plan should be to scale and include, but not limited to:

- Parking configuration
- All structures and other site conditions (i.e. bathhouse, pump house, swimming pools, fences, shade structures, storage container, lighting, landscaping, driveways, walkways, recreation/picnic/lounge areas, and vending machines).

Violation #4: The metal storage container (*POD*) located in the parking lot is in noncompliance with the approved Plan (Exhibit #11) and was erected without approval of the Board of Appeals and without the required permits from The Montgomery County Dept. of Permitting Services.

Section: 59-G-1.3(a)(1) and Section 8-24(a)

Corrective Action: File for and obtain a modification of the special exception with the Montgomery County Board of Appeals to permit the installation/use of a metal storage container on-site. Subsequent to Board approval, apply for and obtain required permits (building and use & occupancy) from the Dept. of Permitting Services. See attachment for additional information.

Violation #5: Failure to maintain landscape screening at western property boundary (adjacent to Stonewood Terrace cul-de-sac).

Section: 59-G-1.3(a)(1)

Corrective Action: Install evergreen trees (i.e. Hemlocks) to section of western property boundary to provide adequate screening.

Comments:

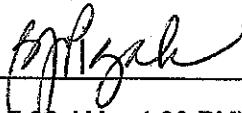
- Inspection date: 6-23-2009.
- Contact the Montgomery County Board of Appeals to obtain more information on the procedure and fees for submitting a modification request at 240-777-6600.
- A request for an extension must be made in writing.
- Failure to comply with this Inspection Report may result in the request for a Show Cause Hearing for the Revocation of the Special Exception.
- Recommend contacting the MD State Dept. of Assessments and Taxation to correct/clarify the premise address (identified as "6808 Tilden La" on the Real Property Data Search) to reflect the address currently in use (6806). See attachment.

Compliance Date:

9-1-2009

Issued By:

Barbara J. Piczak



6-29-2009

Phone:

240-372-9620 (cell, 7:30 AM - 4:00 PM)

Certified Mail/Return Receipt

cc: Montgomery County Board of Appeals
Lighthouse Management



BARBARA J. PICZAK (pea-2ak)
Permitting Services Inspector III

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7-1-2009