

TOWN OF LAYTONSVILLE
P.O. BOX 5158, LAYTONSVILLE, MD 20882
(301) 869-0042 FAX (301) 869-7222
www.laytonsville.md.us

SPECIAL EXCEPTIONS: REVIEW SECTIONS 118 AND 119 OF ZONING ORDINANCE BEFORE SUBMITTING APPLICATION

VARIANCES: REVIEW SECTIONS 117 AND 119 OF ZONING ORDINANCE

RECLASSIFICATION OF ZONE: REFER TO SECTION 122 OF ZONING ORDINANCE

APPLICATION FOR:

Special Exception: fence 5 foot
Variance:
Reclassification of Zone

Application #: SE 01-24
Date Filed: April 9, 2004
Decision: _____
Date: _____

- Name of Applicant: Aliaksandr Druz
- Address of Applicant: 6819 warfield Rd, Gaithersburg MD 20878
- Name of Property 6819 warfield Rd. Address: Gaithersburg MD 20878
Owner: Aliaksandr and Halina Druz
- Description of Property: Lot: 16 Block: A Subdivision Laytonsville Preserve
Acres/Feet: 46,093 s.f.
Or a description by metes, bounds, courses and distances and plat references:

Street Address: 6819 warfield Rd. Current Zone Classification: R-3

5. Nature of Application: (Describe Special Exception or Variance requested or reason for Zone Reclassification)
Will be building 5' fence around the property line in the back yard as will be installing the pool (5' is required in MC for the pool)

6. Requested Zone From To Zone:
Reclassification: Zone: _____

7. List all application numbers of prior applications for reclassifications of subject property:
_____ ; _____ ; _____ ; _____

8. I (we) have received and read the Zoning Ordinance for the Town of Laytonsville. I affirm all statements contained hereon this application are true and correct. I understand that all filing fees shall not be refunded unless this application is withdrawn prior to the time that the application is scheduled for hearing.

Dated this 9 day of April, 2024

(Seal)
(Seal)

CONTINUED
TOWN OF LAYTONSVILLE
P.O. BOX 5158, LAYTONSVILLE, MD 20882
Continued

9. Required with Reclassification Applications:
(a) Plat showing property referred to in Application
(b) A vicinity map complete with requirements of Town Ordinance

10. Required with all Applications: Filing fee of \$ walved

An application for a variance shall set forth:

Name and address of owner of the property:

Aleksandr Dru z 6719 Warfield Rd, Gaithersburg MD 20882

Description or plat of the property: _____

Relief requested and reasons therefor: 5 feet fence around backyard
of property as installing the pool

An application for a special exception shall set forth:

Name and address of applicant: _____

Description of proposed use: _____

Proposed hours of operation: _____

Estimated number of patrons: _____

Qualifications of applicant to conduct the proposed use: _____

Estimate of traffic impact: _____

CONTINUED
TOWN OF LAYTONSVILLE
P.O. BOX 5158, LAYTONSVILLE, MD 20882
Continued

Description or diagram showing area of the lot or building to be devoted to the special exception use: see attached

Proposed off-street parking and ingress and egress: _____

Application must comply with Homeowners' Association guidelines if applicable.

AN INDIVIDUAL HOLDER OF A SPECIAL EXCEPTION OR THE PROPERTY OWNER MAY BY WRITTEN REQUEST TO THE BOARD OF APPEALS ABANDON AN APPROVED SPECIAL EXCEPTION (ORDINANCE No. 04-07 – SEPTEMBER 4, 2007)

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APPLICATION FOR:

Apron:
Driveway:
Fence:
Sign:
Swimming Pool:
Tree Removal:
Fees:
Engineering _____
Administrative _____

Date Filed: BPOS-24
April 9th. 2024
Decision: _____
Date: _____
By: _____
Title: _____

email = Alexdruz30@gmail.com

1. Applicant(s) Aleksandr Druz
Address: 6819 Warfield Rd., Gaithersburg MD 20882
Telephone #: 302-339-1390
2. Job Location: 6819 Warfield Rd., Gaithersburg MD 20882 Total Cost: \$150,000 - pool; \$30,000 - fence
3. Owner(s): Aleksandr Druz
Address/Phone: 6819 Warfield Rd., Gaithersburg MD 20882 / 302-339-1390
4. Architect/Engineer: _____
Address/Phone: _____
5. Contractor: Pool - Grove's Ground Work, Hagerstown MD / 301-991-6019
Address/Phone: Fence - Construction and Renovation LLC, Gaithersburg MD / 443-763-025
6. Fence Description and sample: 5 feet aluminium fence (picture of similar fence attached)

SEE ATTACHED NOTES TO ACCOMPANY APRON, DRIVEWAY, FENCE, SWIMMING POOL AND TREE REMOVAL APPLICATION

Applicants: Druz

Date: 04/08/24

LAYTONSVILLE PRESERVE

c/o Community Association Services
18401 Woodfield Road, Suite H
Gaithersburg, MD 20882
301-840-1800

April 3, 2024

Aliaksandr and Halina Druz
6819 Warfield Road
Laytonsville, MD 20882

RE: Request to install Deck and Fence

Dear Homeowner(s):

Your application has been reviewed by the Design Review Committee, which has taken the following action:

As of the date of this letter, your request to install a Trex deck in Rocky Harbor gray color with dark brown railings, black round aluminum balusters, railing sleeves in almond and fascia boards in dark brown in the back of your home and to install a 5ft high black aluminum fence has been approved as submitted to the Design Review Committee (DRC). For specifications regarding the approval please review your submitted application.

Please note that after receiving approval from the DRC, you MUST go to the Town of Laytonsville for their approval as well as Montgomery County for their approval.

For the planting of trees/shrubs and/or the addition of landscape beds, you only need to obtain approval from the DRC. The exception to this rule would be the historic homes on Warfield Road. If you live in one of these homes and you do extensive landscaping, you will have to submit an application to the Town of Laytonsville's Historical District Committee.

Approved alterations or changes must be completed within the time specified unless a specific exception is provided. Any deviations from the plan must receive prior approval of the Design Review Committee.

If you have any questions or would like additional information, please do not hesitate to contact the management office at 301-840-1800 or by email at Julie.Swain@casinc.biz.

Thank you for your cooperation and patience in this matter.

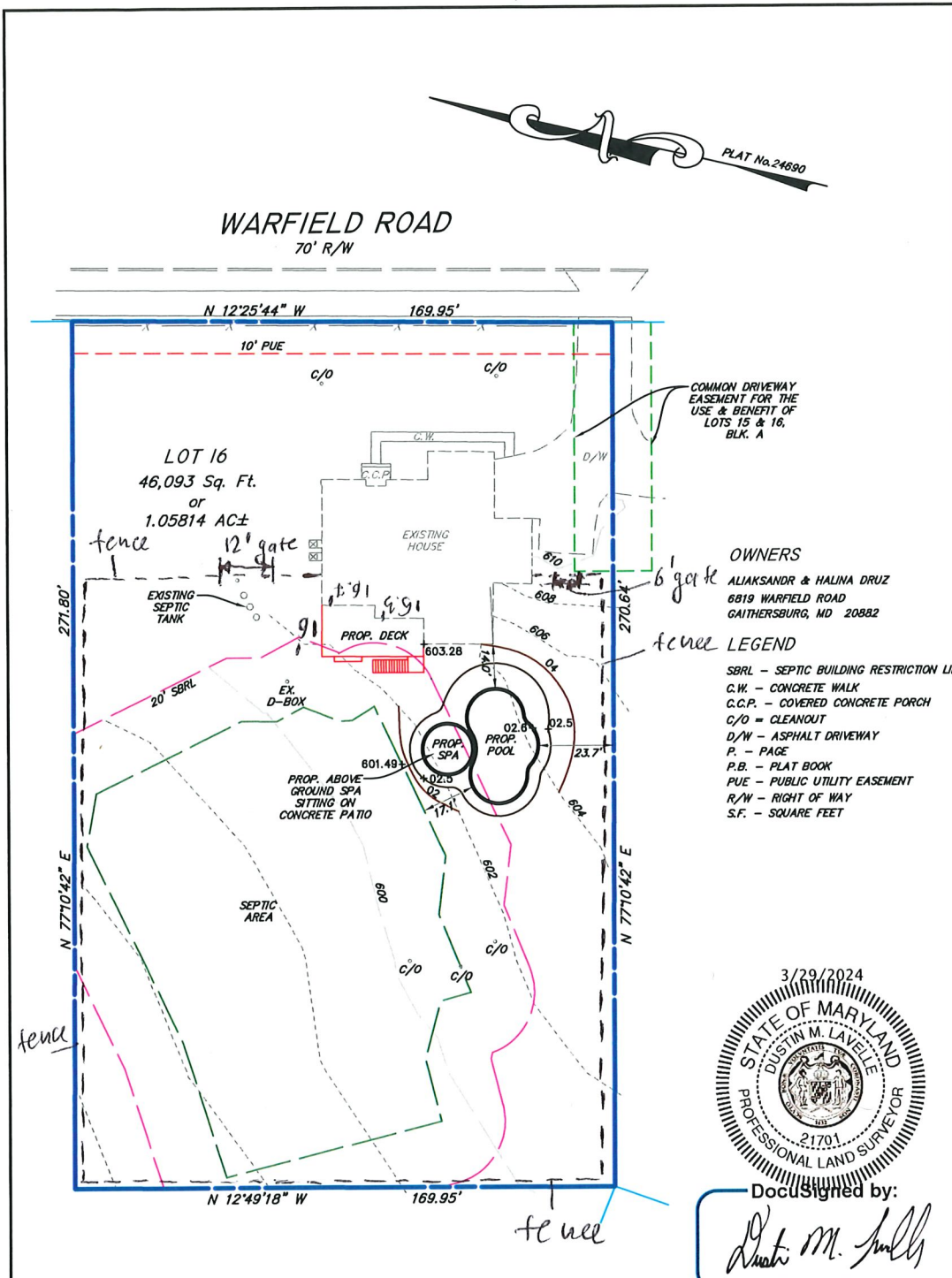
Sincerely,

*Design Review Committee
Laytonsville Preserve HOA*

example fence



proposed projects: pool + deck + fence



DocuSigned by:
Dustin M. Lavelle
6FFA71567C214D6...
Reg. No. 21701, Exp. 6/11/2025

- NOTES:**
1. A LICENSEE EITHER PERSONALLY PREPARED THIS SITE PLAN OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 09.13.06.12 OF THE CODE OF MARYLAND REGULATIONS (COMAR).
 2. EXISTING TOPOGRAPHY AND EXISTING IMPROVEMENTS ARE SHOWN PER A SURVEY CONDUCTED BY LAVELLE & ASSOC. INC. ON 3/17/2024.
 3. ALL DISTANCES TO APPARENT PROPERTY LINES, IF SHOWN, HAVE AN ACCURACY OF THREE FEET PLUS OR MINUS (3±).
 4. SOURCE OF THE BEARINGS: PLAT No. 24690
 5. PROPOSED POOL IS FREE-FORM IN SHAPE AND IS SHOWN APPROXIMATE.
 6. NO DISTURBANCE IS PROPOSED IN THE 6' DRAINAGE & UTILITY EASEMENT.
 7. NO TITLE REPORT FURNISHED. EASEMENTS, RESTRICTIONS, AND/OR RIGHT-OF-WAYS MAY EXIST THAT ARE NOT SHOWN.

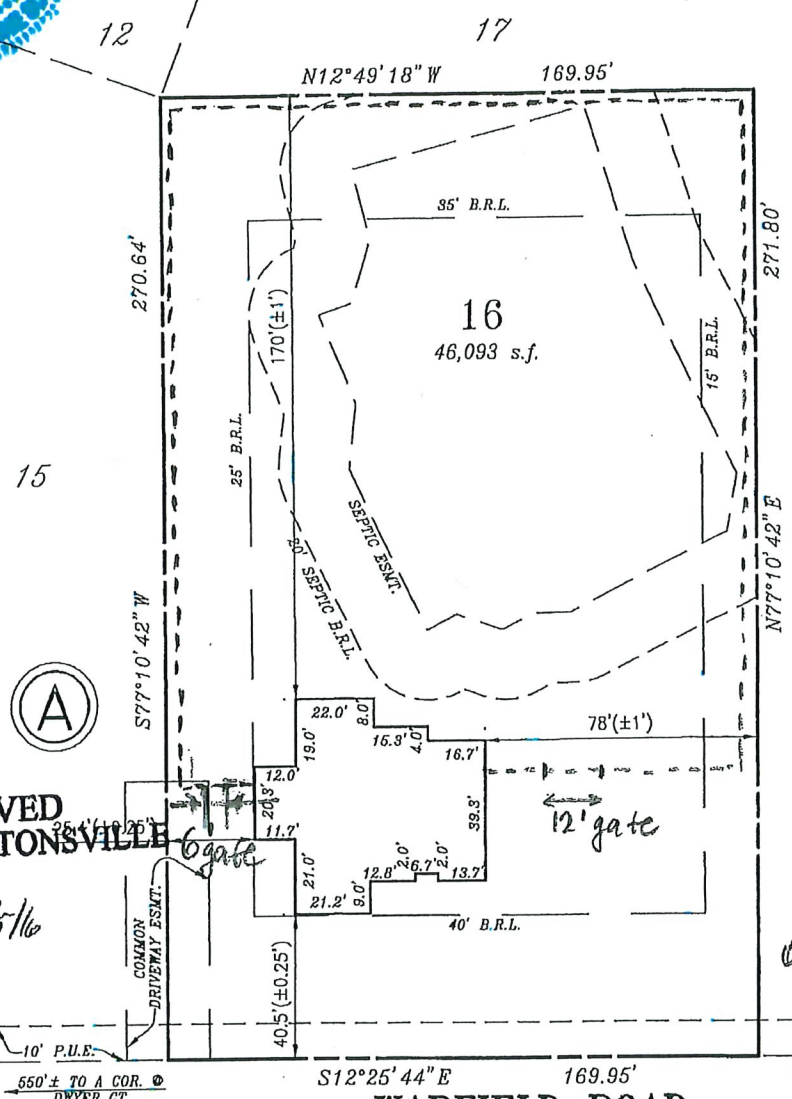
<p>FIELD DATE: 3/15/2024 DRAWING DATE: 3/17/2024 PROJ. NO. 24-037 FILE: L33\Layout\Site Plans\Lot 16\site.dwg DRAWN: DML SCALE: 1" = 40'</p>	<p>POOL & DECK SITE PLAN LOT 16 PARCEL F, BLOCK A LAYTONVILLE PRESERVE SITUATED AT 6819 WARFIELD ROAD ELECTION DISTRICT No. 1 MONTGOMERY COUNTY, MARYLAND</p>	<p>LAVELLE & ASSOCIATES INCORPORATED PLANNERS · LAND SURVEYORS P.O. Box 372 Frederick, Maryland 21705 Tel: (301) 695-9722 Fax: (301) 695-9766 www.lavellesurvey.com</p>
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Fence



LOCATION DRAWING
6819 WARFIELD ROAD
LOT 16, BLOCK A
LAYTONSVILLE PRESERVE
LAYTONSVILLE (1st) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=50'
MARYLAND STATE PLANE
DATUM (NAD 83/91)



APPROVED
TOWN OF LAYTONSVILLE

4/5/16

fence, will locate
0.5' inside property
line, 5' tall
black, aluminum

" THE SUBJECT DWELLING DOES NOT LIE WITHIN A
FLOOD HAZARD ZONE AS SHOWN ON HUD FLOOD
INSURANCE STUDIES

WARFIELD ROAD

(70' R/W)

FOUNDATION SURVEY: 03/31/2016

ZONED: R-3

PERMIT NUMBER: 743845

SURVEYORS CERTIFICATE
I hereby certify that the position of the existing improvements shown hereon have been carefully established under my responsible charge using accepted land surveying practices. The plan is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. The plan is not to be relied upon for the establishment or location of fences, garages, buildings, easements, or other existing or future improvements. The plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. This drawing was prepared w/o the benefit of a title report. This drawing and the survey on which it is based are in compliance with COMAR Reg. 9.13.06.06 and 9.13.06.12

4-1-16

RAYMOND D. BURKE
REG. PROPERTY LINE SURVEYOR
MD. NO. 476 EXP. 1/09/2017

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1761 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Galtherburg, MD • College Park, MD • Frederick, MD • Fairfax, VA

REFERENCE	Drawn by	JGA	Checked by	RDB
	Date	04/01/2016	Record No.	
Plat No.	24690	Scale	1" = 50'	43-384-88.16 (A)

Dwg: N:\43384\DWG\880-16A Xref:



Pool Size: 18' X 36'
 Pool Shape: OASIS
 Pool Number: POA07890

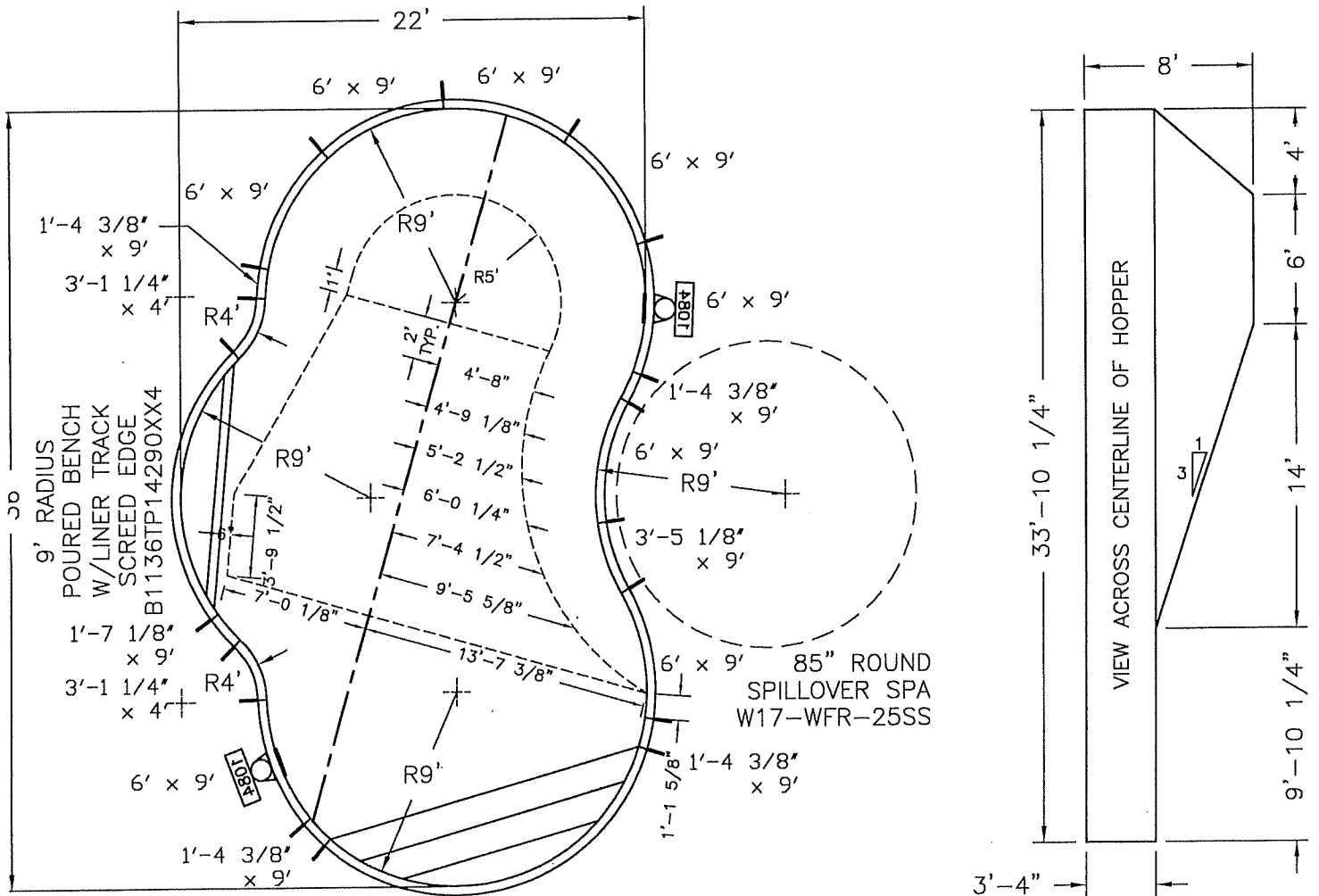
pool dimensions

Approx Gal: 22,000



250 Route 61 South, Schuylkill Haven, PA 17972 • 570-385-4733 • fax: 570-385-1318 • CustomerService@CardinalSystemsinc.com

Bill of Materials

PART NO.	QUANTITY	DESCRIPTION
A FRAME	18	*A* FRAME ASSEMBLY
B1136TP14290XX4	1	9' RADIUS POURED BENCH W/LINER TRACK - SCREED EDGE
L3TR3090XXXXXXC	1	9' RADIUS STEEL STEP W/LINER TRACK
5C42143XX09000	4	1'-4 3/8" x 9' Radius C PANEL W/0 Z
5C42171XX09000	1	1'-7 1/8" x 9' Radius C PANEL W/0 Z
5C42600SC09000	2	6' x 9' Radius C PANEL W/0 Z WITH 1084 SKIMMER
5C42600XX09000	5	6' x 9' Radius C PANEL W/0 Z
5R42312XX04000	2	3'-1 1/4" x 4' Radius R PANEL W/0 Z
5R42351XX09000	1	3'-5 1/8" x 9' Radius R PANEL W/0 Z
5R42600XX09000	1	6' x 9' Radius R PANEL W/0 Z



9' RADIUS STEEL STEP W/LINER TRACK L3TR3090XXXXXXC

Date: 2/16/2024	Perimeter: 95'-7 1/4"	  CardinalSystemsinc.com
Drawn By: RMH	Area: 599.8 SQ. FT.	
Scale: 1/8" = 1'-0"	Notes: GROVES/DRUZ 2	

This information is the confidential property of Cardinal Systems, Inc. Disclosure or duplication without proper written approval is strictly prohibited. Acceptance and use of this drawing constitutes knowledge and acceptance by the user of the terms and conditions set forth in the notice and warning which accompanied this drawing is incorporated.