

MEMO

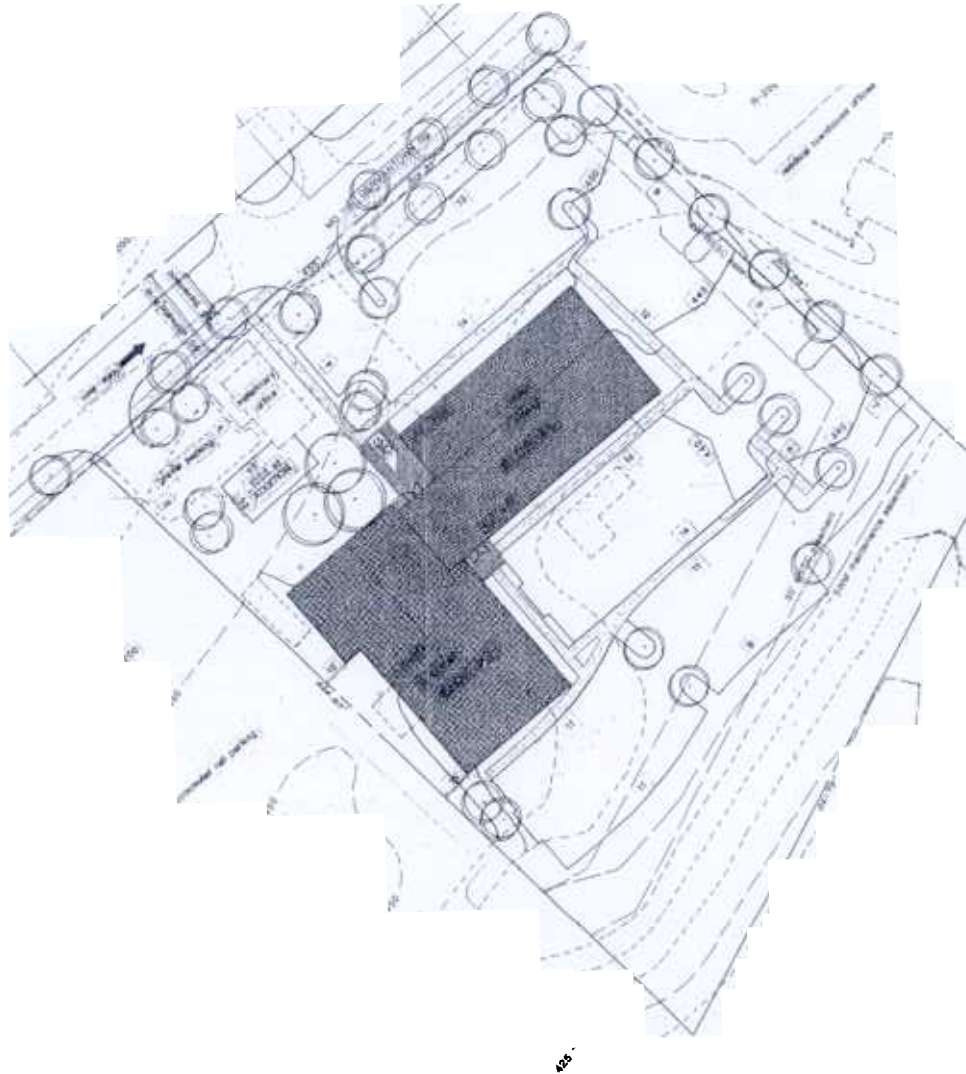
To: Germantown Master Plan Advisory Committee
From: Philip Perrine
Perrine Planning & Zoning, Inc.
Subject: Germantown Presbyterian Church, 19431 Walter Johnson Rd., Germantown
Historical Atlas Nomination #19/13-8
Date: February 11, 2008

The Historic Preservation Commission and the Historic Preservation staff have recommended this property *not* be designated on the Historic Master Plan.

- 1) This property was purchased by the current owners in 1978 and was, at that time, used as a residence and veterinarian office.
- 2) In 1978; at the time of purchase, the building included the following modifications from its original appearance:
 - a) no bell tower,
 - b) white siding was in place,
 - c) had second floor dormers,
 - d) had a tin roof, and
 - e) the main level was divided into separate rooms.
- 3.) The property was rezoned in 1989 to OM, Office zoning, which included a Schematic Development Plan, approved by the County Council.
4. The Schematic Development Plan includes the existing building, with an addition, and two proposed office buildings.
- 5.) The Schematic Development Plan can only be modified with the approval of the County Council.
- 6.) The owners have built the addition in accordance with the SDP.
- 7.) The attached floor plan indicates the interconnection of the addition to the existing building.
- 8.) The attached photos indicate the building has very little resemblance to the church.
- 9.) The owners do not feel designating the building historic is necessary because the County Council currently controls any modification to the existing building.



VICINITY MAP
1" = 2000'

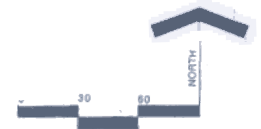


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|-----------------------------|-----------|
| GROSS TRACT AREA | 2.6 ac |
| EXISTING ZONING | R-200 |
| REQUESTED ZONING | O-M |
| | |
| BUILDING #1 | 23,420 sf |
| BUILDING #2 | 22,850 sf |
| TOTAL OFFICE | 46,270 sf |
| VETERINARY OFFICE | 2,125 sf |
| | |
| PARKING REQUIRED | 145 sp |
| PARKING PROVIDED | 148 sp |
| FAR PERMITTED | 1.6 |
| FAR PROVIDED | 0.42 |
| | |
| BUILDING COVERAGE PERMITTED | 60% |
| BUILDING COVERAGE PROVIDED | 18% |
| | |
| GREEN AREA REQUIRED | 10% |
| GREEN AREA PROVIDED | 42% |

BINDING ELEMENT

TOPOGRAPHIC INFORMATION FROM MHCPC AND JOHNSON,
MERRAN AND THOMPSON. PROPERTY BOUNDARY
INFORMATION FROM HOUSE LOCATION PLAT. R. K. MADDOX.

1/6/88



WALTER JOHNSON ROAD

FLOOR PLAN

GERMANTOWN PRESBYTERIAN
CHURCH

