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May 7, 2025

Via Electronic Submittal
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Sherri K. Conner
Acting Chief
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774

**Re: Consolidation of PPS 4-24036 & ADQ-2024-069) into PPS 4-24033 &
ADQ-2024-065
Mount Hermon Lodge (Lots 11 and 16)**

Dear Sherri:

On behalf of the owner and applicant, Mt. Hermon Lodge Preservation Project, LLC, please accept this as a formal request to consolidate PPS 4-24036 and ADQ-2024-069 into PPS 4-24033 and ADQ-2024-065. The basis to consolidate these applications into one is in response to our meeting on April 24, 2025, in which we discussed phasing the proposed development of Lots 11 and 16 by creating two parcels.

Specifically, phase one will consist of the resubdivision of Lot 11 into a parcel to accommodate the proposed mixed use of the existing lodge building while also facilitating on-site parking vis-à-vis the existing surface parking lot on Lot 16. This will, as we discussed and agreed, facilitate the ability for existing Lot 11 to be resubdivided while not requiring a detailed site plan given the on-site parking requirements can be met on Lot 16. The development is otherwise exempt from a detailed site plan pursuant to the applicability section of the applicable Sector Plan. Additionally, Adequacy will be tested as a phased development. When existing Lot 16 moves forward as the second phase, and depending on the actual type of residential development proposed, a detailed site plan will be required to amend the parking for existing Lot 11, possibly amend the DDOZ table of uses, and analyze any applicable development standards for Lot 16 based on the specific development proposed at that time. Prior to moving forward with any such detailed site plan for phase two on existing Lot 16, the PPS (4-24033), with phasing, will allow the new parcel (formerly Lot 11) to move forward, be platted (with a second parcel – formerly Lot 16), and have permits reviewed with use of the on-site parking on former Lot 16. As we discussed, this provides needed flexibility for future development to either be added to the lodge or to former Lot 16 assuming any such detailed site plan is ultimately approved on Lot 16 to

remove parking, approve the use, approve certain development standards, etc.; while also facilitating continued utilization of the prior Subdivision Regulations and prior Zoning Ordinance pursuant to Section 24-1903(b) and 24-1704.

Finally, filed in conjunction with this request to consolidate these cases, please find a signed application and revised preliminary plan of subdivision.

As always, thank you in advance for your assistance, courtesy, and understanding in this matter.

Sincerely,



Matthew C. Tedesco

cc: Mridula Gupta
Jason Bartlett
Mahsa Vatandoost
Mt. Hermon Lodge Preservation Project, LLC
CV, Inc.
Lenhart Traffic Consulting, Inc.