

NEWS

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CUSTOM BUILDERS FACE INCREASING CHALLENGES AS BUILDABLE LOTS BECOME HARDER TO FIND

Maryland Home Builder Helps Land Owner Make a Home in the Woods

SILVER SPRING, MD—September 1, 2005—As new homes in high density areas like Montgomery County, MD continue to be built at a record pace, finding buildable lots for custom homes becomes increasingly difficult.

Some land owners are resorting to tearing down existing homes and building new, larger homes in their place. Still, the majority of people who want a custom home proceed in the more traditional manner of acquiring a piece of land and then hiring a custom home builder to construct their dream home upon it.

However, buildable single lots for custom homes have become harder to find. That, along with the increasing regulations on building in watered or forested areas, makes custom home building increasingly challenging.

One recent example is in Silver Spring, MD, where NIMA Custom Homes recently built an award-winning home for a family on Norbeck Road.

The owners purchased an acre of land 10 years ago, then subdivided and sold half after they were led to believe that both of the lots would easily get permits for new homes. When the owners finally decided to build about two years ago, they hired Ijamsville, MD-based NIMA Custom Homes.

“The owners expressed their needs, wants and budget and we prepared a preliminary design,” explained NIMA founder and president, Mansour Jaribon. “Once the budget was approved and a contract was signed, we applied for a building permit. That’s when we found out that we could not build on the lot,” he added.

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It turned out that a small stream crossed the front of the lot and there were trees that could not be cut down, so Montgomery County would not issue a permit. The owners hired a surveyor to prepare engineering plans, and after nearly a year back and forth, the County issued a permit under the condition that extensive tree and root preservation—part of what is called a Forest Conservation Easement—as well as installing a culvert to divert water take place first. Today, any property in Montgomery County that has more than 20,000 square feet has to create a sediment control plan. Once completed, the owner could utilize a small strip of land on the front of the property for a driveway to the back part of the lot where their home could be constructed.

“It did not have an impact on the construction of the house,” said Jaribon, “but it was something that was unexpected and caused the owners additional expense and time.”

In the end, the owner was happy. “They bought the land ten years ago with the goal of one day building their dream home,” said Jaribon. “They got what they wanted,” he added. “It just took a little longer than they had expected.”

The home was one of three built by NIMA that recently won an Award of Excellence from the Frederick County (Maryland) Builders Association.

About NIMA Custom Homes

NIMA Custom Homes (www.nimacustomhomes.com) was started in 1986. The firm was founded by Mansour Jaribon and is managed by Mansour and his brother, Majid Jaribon.

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Photos of award-winning home are available upon request