



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
03/08/2007

MEMORANDUM:

DATE: February 16, 2007

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief, Development Review Division
Ralph Wilson, Development Review Division

RdK

FROM:  Dan Janousek, Development Review Division
(301) 495-4564

SUBJECT: Local Map Amendment No. G-859, petition for C-T Zone remodeling of an existing building with the applicable development standards of the C-T zone

MASTER PLAN: Bethesda Chevy Chase Master Plan - 1990

FILING DATE: November 17, 2006

PUBLIC HEARING DATE: March 16, 2007

RECOMMENDATION: APPROVAL

I. SUMMARY

The application complies with the purpose and master plan conformity clauses of the C-T Zone. The subject property is specifically recommended for the C-T Zone in the Bethesda-Chevy Chase Master Plan (1990). The site is appropriate for a limited mixed use of commercial and residential development. The proposed commercial use is similar to adjacent uses located to the east and north of the subject property and is compatible with the surrounding area. The schematic development plan limits the impacts of the proposal, and it will not create an adverse impact to public facilities nor conflict with the Zoning Ordinance. Therefore, the application is in the public interest and it should be approved.

II. DESCRIPTION

A. Description of Subject Properties

The subject property is located 6110 Oberlin Avenue, a side street off of MacArthur Boulevard, which is a two-lane, undivided arterial road located within a variable right-of-way of approximately 120 feet. The site is further identified in the tax atlas as Lot 5 and Lot 6, Block 6 of National Chataqua of Glen Echo. It is currently improved with a one and one-half story brick house. The R-60 zoning on the site was confirmed in the Bethesda-Chevy Chase Sectional Map Amendment, adopted June 1990. The site is almost a square containing two lots with a total of 4,862 square feet. There is 72.6 feet of frontage along Oberlin Avenue, which is maintained by the Town of Glen Echo. The property is 70 feet deep. It is relatively flat and contains no forest, streams, or wetlands. Vegetation growing on the property consists of a few scattered trees and shrubs, and tall bamboo along the rear of the property. As noted on the Schematic Development Plan (SDP), there is an existing 36' sycamore tree adjacent to the west property line, which will be preserved through tree protection measures. Separating the property from Lot 23 along the rear boundary is a 6-foot tall wood fence that is atop of a 5-foot wall.

B. Surrounding Area (Attachment C)

Staff defines the surrounding area to be generally bounded by Glen Echo Park to the north, MacArthur Boulevard to the east, federally-owned parkland maintained by the National Park Service to the south, and Clara Barton parkway to the west. The area is somewhat isolated from the main portion of the Town of Glen Echo and other residential neighborhoods, including the Potomac Palisades, because of the significant physical and visual barrier formed by the surrounding federal parkland to the south in the R-60 Zone, and Glen Echo Park to the North. MacArthur Boulevard creates a border between the subject property and the R-200/R-90 zoned properties to the east.

The area immediately adjacent to the subject property, west of MacArthur Boulevard, contains R-60, C-T, and C-1-zoned properties. To the north of the site is the Sally Law Offices in the C-T Zone, and The Irish Inn in the C-1 Zone. To the east of the property is Bell Builders in the C-T Zone. The surrounding buildings are residential in character and were once used entirely as residential structures. The adjacent property to the west, currently owned by the Town of Glen Echo, is vacant and Zoned R-60. It is recommended for use as either a park or for single-family detached homes. Properties across MacArthur in the R-90 and R-200 Zones should be relatively unaffected by this application because of the moderate intensity of the proposed use and their location across the highway.

C. Intended Use and Approval Procedures

Pursuant to Section 59-H-2.53 of the Zoning Ordinance, the use of the Property will be in accordance with a Schematic Development Plan (SDP) submitted in conjunction with the application (Attachment 1). The applicant intends to use the property for commercial

and residential uses that are allowable in the C-T Zone, specifically general office and one garden style apartment. The existing single-family structure will remain, and there will be a small addition and outdoor landscaping improvements. Improvements to the driveway and sidewalks are part of this application (Attachments A & B). The SDP reflects use of the building as general office on the first floor and cellar level, and a residential garden apartment on the second floor.

For conversion to commercial use, the property will have to go through the site plan review process. The Applicant will submit a Site Plan in accordance with the provisions of division 59-D-3 of the Zoning Ordinance after the C-T zone is approved. The two lots will be combined under the minor subdivision process after reclassification to the C-T zone for reuse of a single structure that is residential in character. The proposed commercial office/garden apartment use will provide a transitional use between the residentially zoned land and the C-1 commercial land.

As noted on the SDP, the application proposes to restrict the development on the Property to maintain a minimum of 25% green area, instead of the C-T zone minimum of 10%, and to commit to tree preservation measures at Site Plan for the 36" Sycamore tree on the western edge of the Property.

Parking

The SDP specifically regulates the location of the on-site parking on the Property and access to the Property. Parking for six cars, including one van-accessible handicap space and access aisle, is proposed, utilizing the existing access point on Oberlin Avenue. The parking is proposed as stacked parking, similar to the adjacent properties.

The Applicant is also seeking a waiver of one (1) space from the required seven (7) spaces, noting the availability of street parking along Oberlin Avenue, the adequacy of six (6) spaces for the uses proposed, and the desire to maintain a green area on the Property greater than the minimum C-T requirement. Staff supports this waiver request for these reasons.

IV. ZONING HISTORY

1. 1958 County-wide Comprehensive Zoning: R-60 Zone confirmed
2. SMA F-937: R-60 confirmed on 10/01/74
3. SMA G-666: R-60 confirmed on 06/20/90

V. PUBLIC FACILITIES

The subject application will be adequately served by public facilities:

1. Water and Sewer Service

The subject property will be adequately served by public water and sewer systems.

(Source: WSSC, January 30, 2007). The Historic Preservation Division has not identified impacts to historic property. The Fire Marshal has reviewed the proposal and has not identified any fire control issues.

2. Roads

Transportation Staff concludes that the Local Area Transportation Review is not required for this application because it will generate less than 30 peak hour trips. Staff also finds that the application will not create an adverse impact on the surrounding roadway network (Source: Transportation Planning Division).

3. Forest Conservation and Stormwater Management

The SDP indicates the manner by which the Property conforms to the C-T development standards. The application will restrict the development to maintain a minimum of 25% green area, which is more than the C-T zone requirement of a minimum of 10%. The application also commits the applicant to tree preservation measures at the time of Site Plan for the 36" Sycamore tree on the western edge of the Property.

General Observations

This site is not located within a Special Protection Area or Primary Management Area. This site has no steep slopes, or erodible soils. There are no wetlands or stream buffers on site. This site was previously cleared and leveled leaving a soil condition that is probably highly compressed and likely of no value. There is no natural vegetation except two trees of significant or specimen size. One of the trees will be removed because of the 2-story addition. The other tree (36" dbh) may be saved.

Stormwater Management

There will be less than 5,000 square feet of disturbance here. So unless more than 100 cu yards of soil is excavated, a Stormwater Management Concept Plan for the site will not be required. If for some other reason a sediment control permit is required, then stormwater management would be required at the time of Preliminary Plan review. The Department of Permitting Services has indicated that it is unlikely that this will occur.

Forest Conservation

This site is 4,862 square feet in size and supports two specimen and/or significant sized trees. The Forest Conservation Law does not apply to lots below 40,000 square feet, unless a Preliminary Plan is required. Staff has not determined if one will be required, or whether the project can go directly to Site Plan review. Because it is a small property less than 1.5 acres in size, and without existing forest, it will be exempt from providing a Forest Conservation Plan. But an approved simplified Natural Resource Inventory/Forest Stand Delineation and a Tree Save Plan will be required regardless because there are one or more specimen trees on the property. (Source: Environmental Planning Division).

VI. ANALYSIS

1. Summary

The application indicates that the uses are limited to the office and residential garden apartment proposed. This request for zoning reclassification conforms substantially to the recommendations contained in the Master Plan, and it does not conflict with the purpose and Master Plan conformity clauses of the C-T Zone. It is consistent with the reclassification of the adjacent properties to the C-T zone, and it will be compatible with the adjacent uses. This zoning application is in the public interest and does not pose any detriment to the public health, safety, or welfare of the area.

2. Master Plan Recommendation

The Property is located within the area of the Bethesda-Chevy Chase Master Plan, most recently amended in April 1990 ("Master Plan"). This request for zoning reclassification is in substantial compliance with the recommendations contained in the Master Plan, and it is consistent with the reclassification of the adjacent properties to the C-T zone because the site is appropriate for commercial use and it borders on both the C-1 and R-60 Zones, thus serving as a transitional zone. The subject house and the lot is located on is one of three houses mentioned in the Master Plan as being suitable for the C-T Zone. The Master Plan recommends designating "the three houses immediately adjacent to the Inn" (The Irish Inn) "along with their adjoining property" as suitable for the C-T Zone. The adjoining lot will be combined with the subject house and lot for C-T Zoning. The Master Plan notes that the Property is zoned R-60; however, on page 77, the Master Plan explicitly recommends C-T as the appropriate floating zone for this property and the two adjoining properties to the north and east. The Plan also indicates, at page 77, that it would be desirable to retain the existing house, among others proposed for C-T, to keep the residential scale and character of the block, but to provide flexibility in uses, including commercial use, because of the proximity to the restaurant.

Figure 2. Excerpt from Bethesda-Chevy Chase Master Plan
Approved and adopted in 1990– Page 77:

The Plan recommends designating the three houses immediately adjacent to the Inn along with their adjoining property as suitable for the Commercial Transition Zone. The Plan does not recommend assemblage of these and the C-1 property for purposes of redevelopment.

This can be supported on the grounds that the site is appropriate for commercial use because of its proximity to the restaurant. It is, however, desirable to retain the existing houses so that the residential scale of the block remains. This recommendation in no way precludes continued use of these houses as purely residential but provides flexibility for an alternative use which may keep the sites attractively residential in character.

3. C-T Zone Purpose and Master Plan Conformity Clauses

Pursuant to Section 59-H-2.5, this applicant has submitted a Schematic Development Plan through the Optional Method of application that must "be in accordance with the requirements of the purpose clause and all other requirements applicable to the Zone."

Purpose Clause

This proposal will provide an appropriate transition between one-family family residential areas and high intensity commercial development. The purpose clause specifies that the purpose of the C-T Zone is "to provide sites for low-intensity commercial buildings which, singly or in groups, will provide an appropriate transition between one-family family residential areas and high intensity commercial development." In this sense, the application meets the purpose clause of the C-T Zone found in Section 59-C-4.301 of the Zoning Ordinance because the property is located between a commercial property to the northeast (the Irish Inn) in the C-1 Zone, C-T property to the east and north, and a vacant residential property immediately to the west in the R-60 Zone.

Master Plan Conformity Clause

There is a Master Plan conformity clause in Section 59-C-4.301(a) the Zoning Ordinance. The C-T Zone can only be applied; "In areas designated for the C-T Zone on adopted and approved Master or Sector Plans...." The application is in strict conformity with the Zoning Ordinance because a Master Plan recommendation for the C-T Zone is made for the subject property on page 77 of the Bethesda-Chevy Chase Master Plan.

4. C-T Zone Development Standards

The C-T Zone includes specific development standards for building coverage and building height, floor area, setbacks, green area, and parking that directly relate to this proposal. The application does not conflict with the Development Standards applicable to the C-T Zone contained in the Zoning Ordinance (See Table 1).

As noted in Table 1, and pursuant to 59-C-4.306, Setbacks, for a building existing at the time of re-zoning may be approved at less than 15 ft., provided the smaller setback is not less than the setback existing at the time of zoning. The existing building line is very close, at .88 feet from the eastern side-yard property line. This setback will not change as part of this application. Staff recommends that the Planning Board approve this setback because it is not less than the setback that exists. There are no minimum lot area or frontage requirements for the C-T Zone.

Table 1. Comparison of Development Standards

| Item | Required/Allowed | Proposed |
|---|--|--|
| Maximum allowable Gross Floor Area Increase Per Sec. 59-C-4.302. | 40% (2,465 sq. ft.) | 38% (2,431 sq. ft.) |
| Floor Area Ratio Per Sec. 59-C-4.304. | .50 FAR | .50 FAR (2,431 sq. ft.) |
| Building Coverage Per Sec. 59-C-4.303 (a) (on a lot with area less than 12,000 sq. ft.) | 30% | 30% (1,458 sq. ft.) |
| Building Height Per Sec. 59-C-4.303 (a) (on a lot with area less than 12,000 sq. ft.) | 24 ft | 24 ft. |
| Minimum Building Setback from Street Per Sec. 59-C-4.305 (a) | 10 ft. | 14.58 ft. |
| Minimum Building Setback from any other lot line Per Sec. 59-C-4.305 (b) | <u>...may be approved at less than 15 ft., provided the smaller setback is not less than the setback existing at the time of zoning.</u> | E. Side .88 ft. (existing) W. Side 28.67 ft. Front 14.58 ft. Rear 15.47 |
| Parking Facility Setbacks Rear Side | 4 ft. 8 ft. | 4 ft. 8 ft. |
| Green Area | 10% | 30% Proposed(1455 sq. ft.) Binding Element: 25% Minimum |

5. Binding Elements (Additional Development Restrictions Committed by Applicant)

As noted previously, the SDP specifically regulates the location of the on-site parking, restricts the development on the Property to maintain a minimum of 25% green area (30% proposed), instead of the C-T zone minimum of 10%, and it commits to tree preservation measures at Site Plan for the 36" Sycamore tree on the western edge of the property.

6. Parking

The SDP specifically regulates the location of the on-site parking on the property and access to the property. Parking for six cars, including one van-accessible handicap

space and access aisle, is proposed, utilizing the existing access point on Oberlin Avenue. The parking is proposed as stacked parking, similar to the adjacent properties. The Applicant is also seeking a waiver of one (1) space from the required seven (7) spaces, noting the availability of street parking along Oberlin Avenue, the adequacy of six (6) spaces for the uses proposed and the desire to maintain a green area on the property greater than the minimum C-T requirement.

COMPATIBILITY

The C-T zone, proposed in accordance with the SDP, will be compatible with surrounding area. The existing structure will be remodeled and will retain its residential scale and character and thereby will ensure the stability of land uses in the area. The lot east of the property is developed with a two-story, brick and siding single-family detached house, remodeled and converted to commercial offices. Parking is provided in the front and side yard using stacked parking. The lot on the north side of the property is developed with a single-family detached building converted to office use, with a gravel parking area on the west side of the building, screened by a six-foot board fence. To the south is forested land that is part of the Clara Barton Parkway.

The proposed use for the property is similar to that of the properties to the east and north. The front lawn is to be retained in grass, with stacked parking along the west side of the building. A walkway connects the sidewalk along Oberlin Avenue to the parking area and to the steps to the front porch and entrance, as well as to the rear, handicap accessible entrance. Another walkway connects the sidewalk along Oberlin Avenue to the cellar entrance. Parking will be screened from view to the west by a row of evergreen shrubs at least four feet in height and to the north by an existing five-foot retaining wall. Additional screening is achieved by the existing six-foot wood fence on top of the retaining wall on the property to the north. The result of the rezoning will be improvements to a single-family residence and the stabilization of land use and neighborhood character. A minimum of 25% of the property will be retained as green space.

VII. CONCLUSION

The application conforms with the Zoning Ordinance recommendations for zoning, use and density, and it will be compatible with the surrounding uses because the application will maintain a residential character on the property as recommended in the Master Plan. The Schematic Development Plan appropriately restricts the impacts of the use. For these reasons, staff recommends approval of this application.

Attachments

- A. Schematic Development Plan**
- B. Building Elevations**
- C. Figure 1. Zoning**

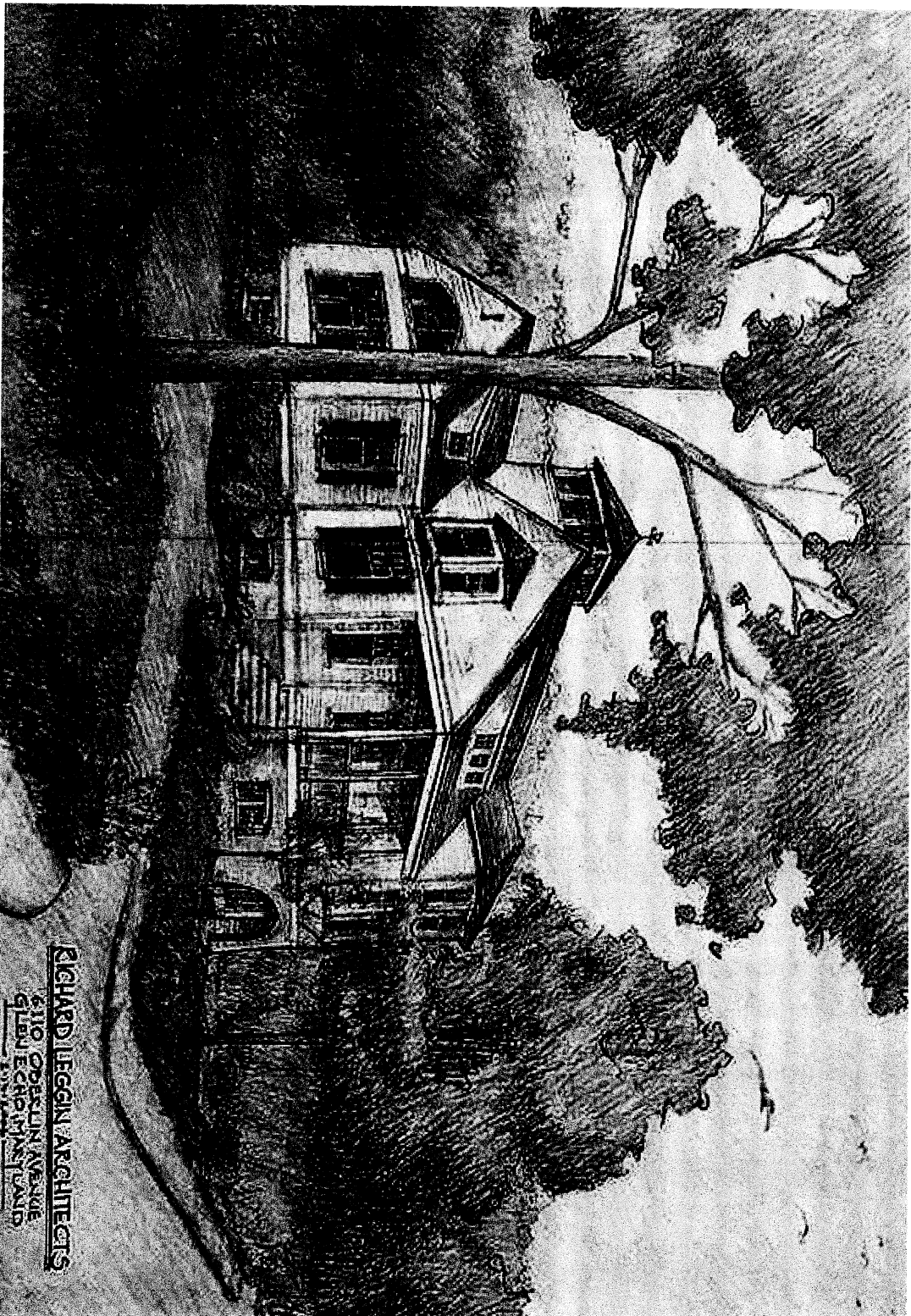
- D. Figure 2. Bethesda-Chevy Chase Master Plan (1990) Page 73:**
- E. Image 1. Aerial Photo**
- F. February 6, 2007 memo from Marion Clark, Environmental Planning**
- G. February 8, 2007 memo, from Kim Ki, Transportation Planning**
- H. February 9, 2007 memo from Marilyn Clemens, Community-Based Planning**
- I. Citizen's Letters**



DOI: 10.1002/for

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Richard Leggin Architects 6110 Oberlin Avenue

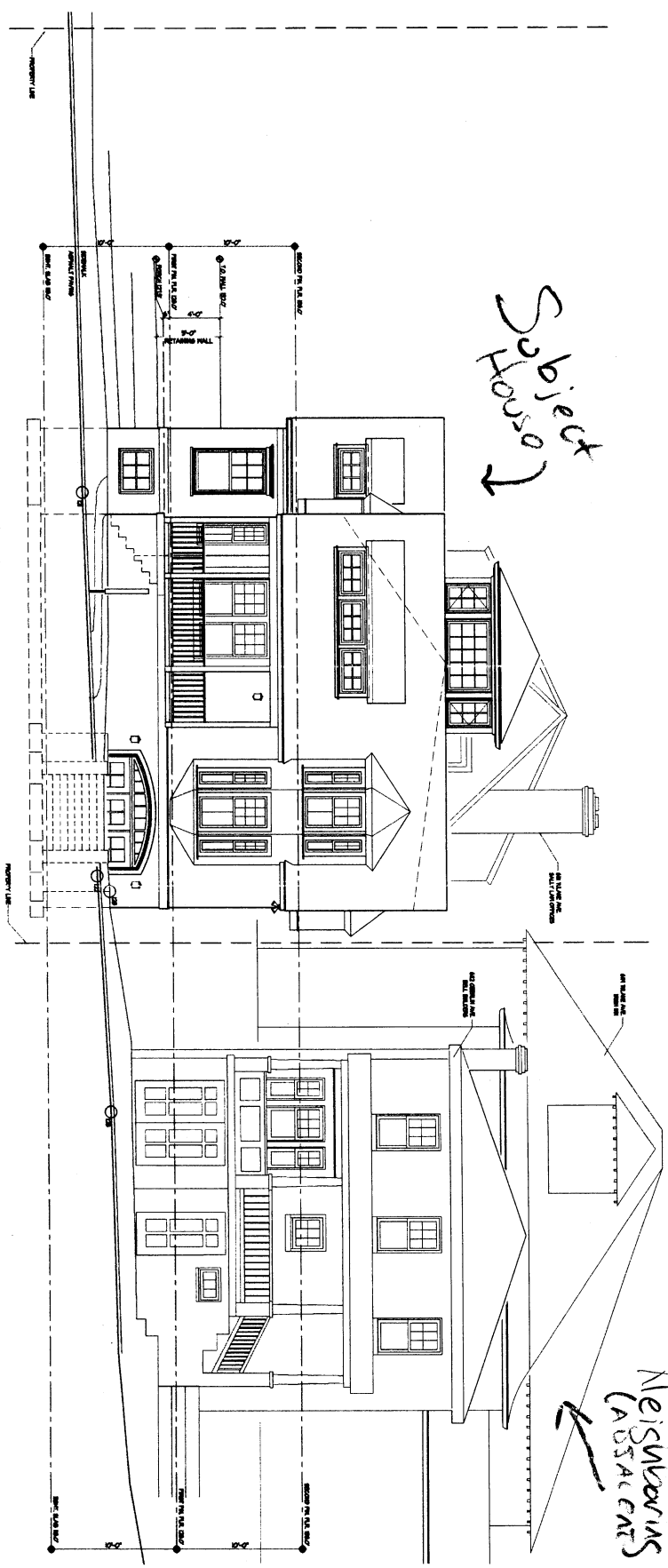


RICHARD LEGGIN ARCHITECTS
6110 OBERLIN AVENUE
GLENN HEIGHTS, MISSOURI 64020

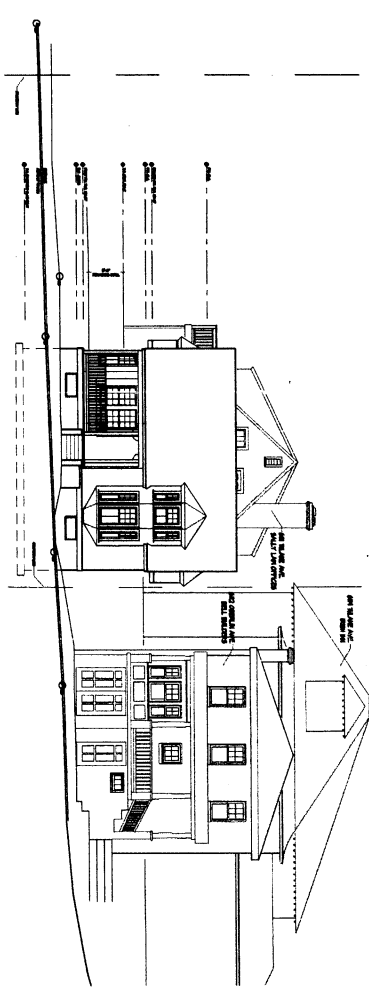
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Neighborhood Associates

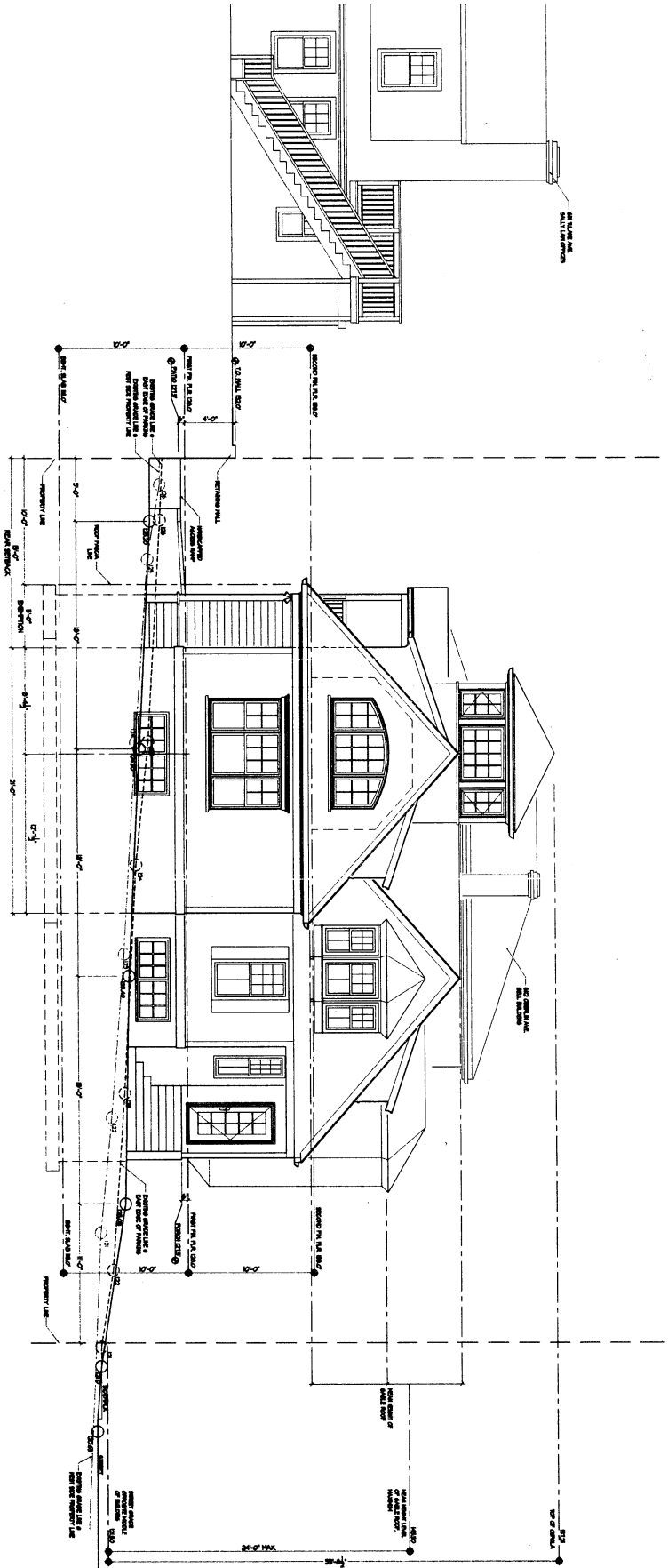


1 PROPOSED FRONT ELEVATION
ELEVATION FOR ILLUSTRATIVE PURPOSES ONLY

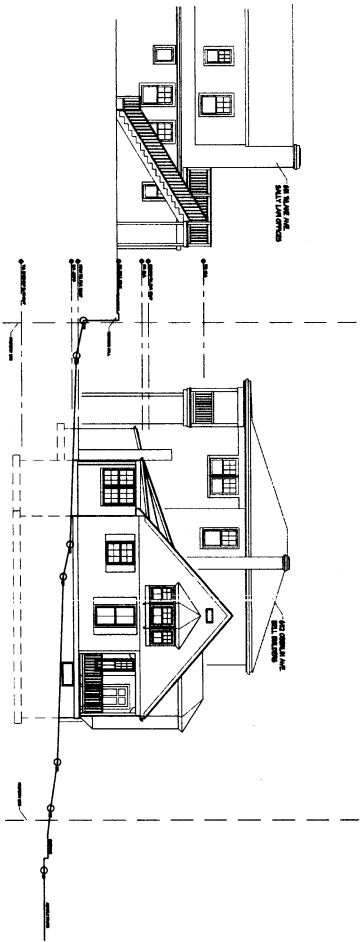


2 EXISTING FRONT ELEVATION

| A-200 Sheet No.: Drawn by: HEO & R.L. Project Number: Project Name: 6110 OBERLIN AVENUE | Project Name: 6110 OBERLIN AVENUE GLEN ECHO, MD 20812 Drawing Name: FRONT ELEVATIONS Plot Stamp: 12.07.06 3:48pm | Richard Leggin Architects 6112 Oberlin Avenue Glen Echo, MD 20812 (301) 320-0107 | 6110 OBERLIN AVENUE | | | | | | | |
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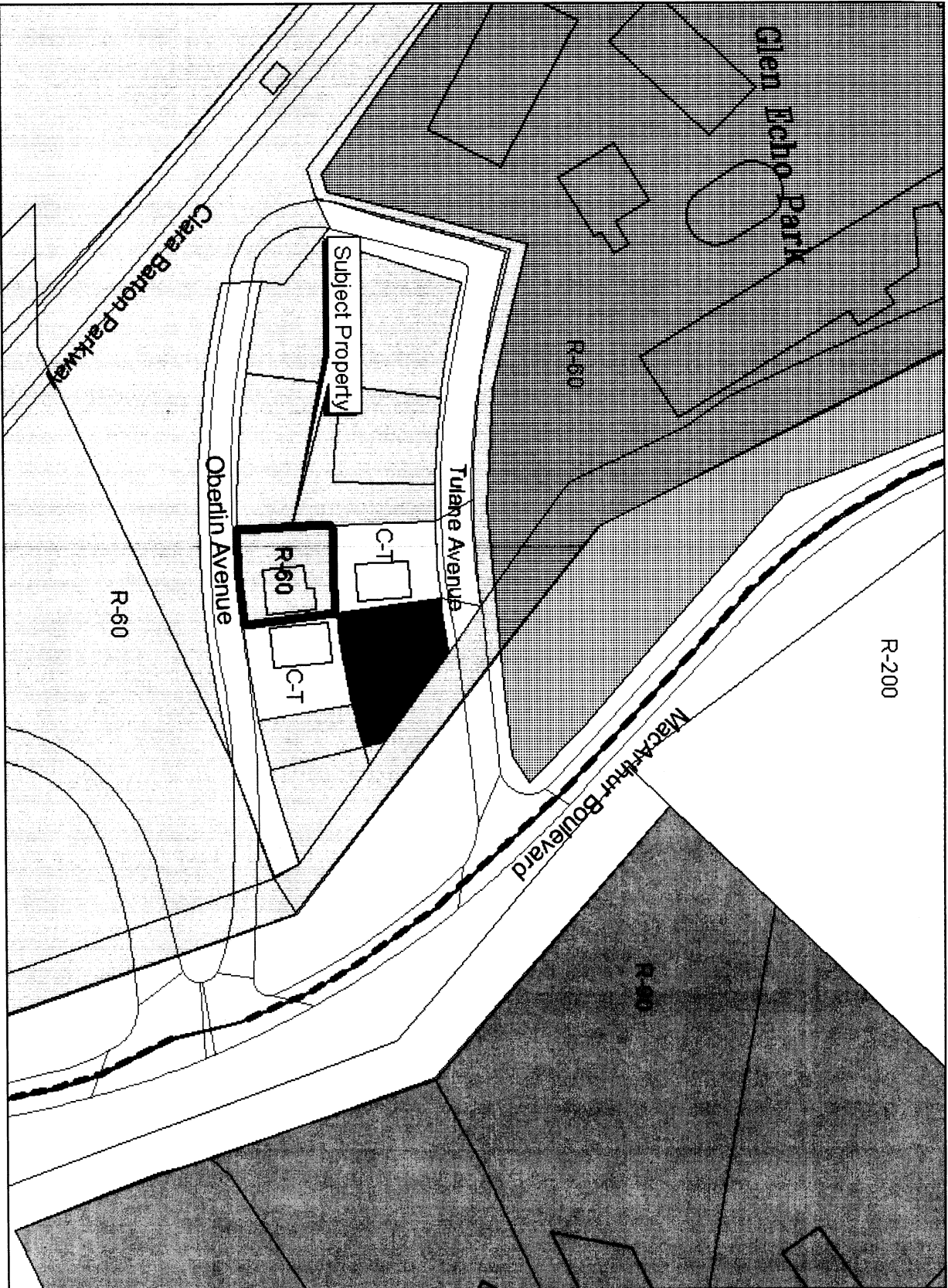
1 PROPOSED LEFT ELEVATION
ELEVATION FOR ILLUSTRATIVE PURPOSES ONLY



2 EXISTING LEFT ELEVATION

| A-201 | Sheet No.: Drawn by: KEO & RLL | Project Number: 6110 OBERLIN AVENUE | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Issue</th> <th>Date</th> </tr> <tr> <td>ISSUED FOR PERMIT</td> <td>12/16</td> </tr> <tr> <td>REVISIONS</td> <td></td> </tr> <tr> <td>PREPARED BY</td> <td></td> </tr> </table> | Issue | Date | ISSUED FOR PERMIT | 12/16 | REVISIONS | | PREPARED BY | | 6110 OBERLIN AVENUE GLEN ECHO, MD 20812 LEFT ELEVATIONS PLOT STAMP: 12.07.06 3:44pm | Richard Leggin Architects 6112 Oberlin Avenue Glen Echo, MD 20812 (301) 320-0107 |
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Figure 1. Zoning and Subject Property



Attachment C

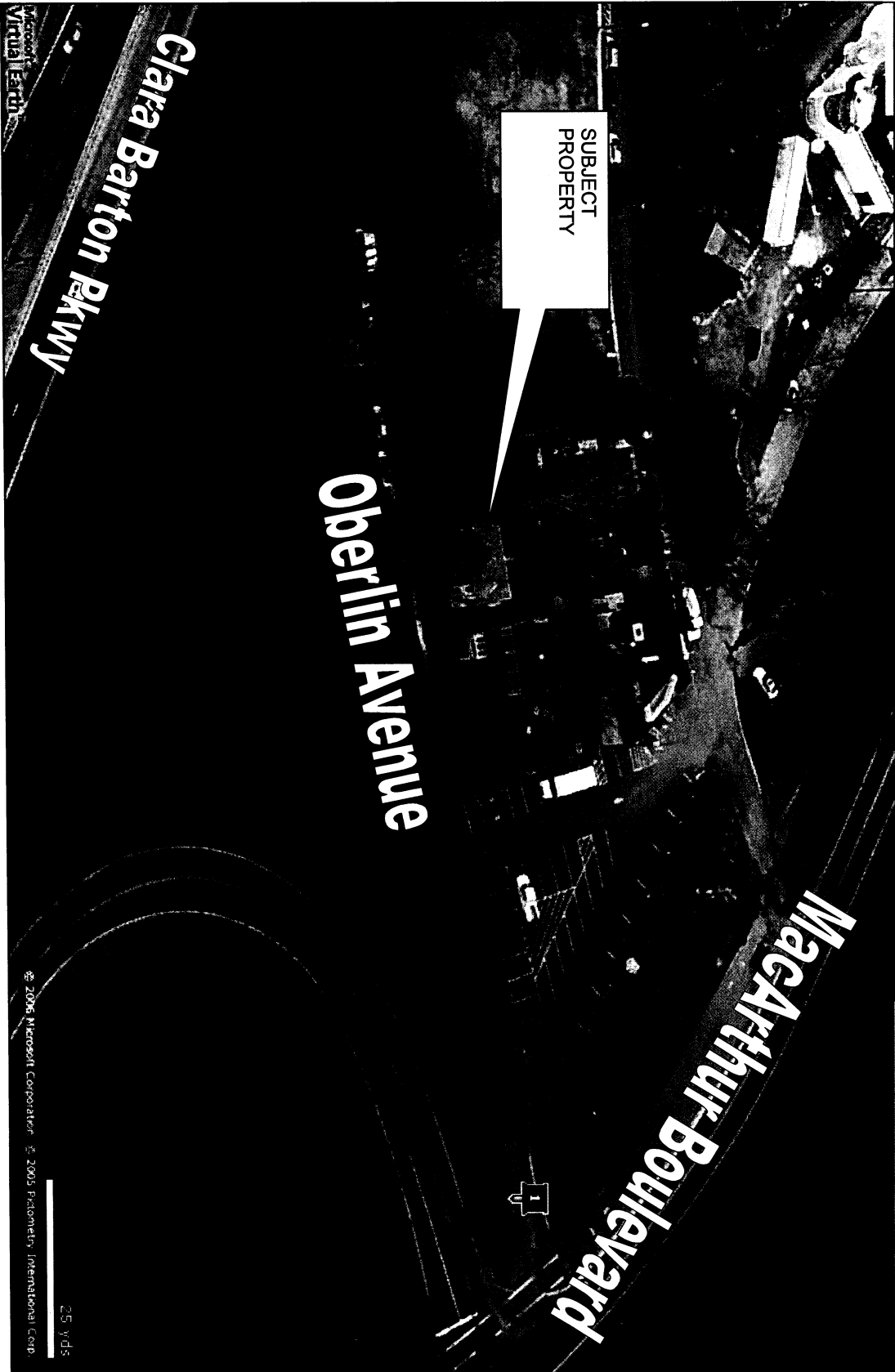
**Figure 2. Excerpt from Bethesda-Chevy Chase Master Plan
Approved and adopted in 1990 – Page 73:**

Attachment D

**Table 7 (Cont'd.)
PALISADES LAND USE AND ZONING RECOMMENDATIONS
FOR THE COMMUNITY RETAIL CENTERS**

| Parcel Identification (#, Owner) | Estimated Area (Acres and/ or Sq. Ft.) | Existing Use | Zone | Recommended Use | Zone | Conditions, Constraints, Comments | Rationale |
|---|--|----------------------------------|-------------|---|------------------------------|--|--|
| PC 16 Inn at Glen Echo and adjacent parcels MacArthur Blvd and Tulane Ave | Inn=5,000 g.s.f. (Building) lot=3,361 sq.ft. | a. Restaurant Parking | C-1 R-60 | Restaurant Parking | C-1 R-60 | - Retain existing house - Retain R-60 zone for parking | - Potential historic and architectural interest - Additional C-1 not appro- priate due to poor visi- bility and traffic conflicts at the intersection |
| | | b. 3 Rest- aurants | R-60 | Residen- tial/ Office | R-60, suitable for C-1 | - Retain existing houses | - Continue residential scale and character - Suitable for commercial use due to proximity to restaurant - Provide flexibility in use |
| | 13,000 - 14,000 sq.ft. | c. Vacant (2 du potential) | R-60 | Glen Echo Town park or single- family housing | R-60 | - More appropriate use would be park - Construct tennis courts or other adult active recreation | - Location and access problems isolated site not suitable for young children's recreation - Children's play area provided in adjacent Glen Echo Park |

Image 1. Aerial Photo



Attachment E

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org**MEMORANDUM**

DATE: February 6, 2007

TO: Dan Janousek, Development Review Division

VIA: Mary Dolan, Countywide Planning Division, Environmental *MD*FROM: Marion Clark, Countywide Planning Division, Environmental *(m)*SUBJECT: 6110 Oberlin Avenue
Zoning Application No. G-859**Recommendation: Approval****Discussion:**

If a Preliminary Plan is required, the Forest Conservation Law will apply, and the applicant must submit an approved NRI/FSD and a Tree Save Plan at the time of Preliminary Plan approval. If a Preliminary Plan is not required, the Forest Conservation Law doesn't apply to this project.

Forest Conservation – Chapter 22A

This site is 4862 square feet in size and supports two specimen and/or significant sized trees. The Forest Conservation Law does not apply to lots below 40,000 square feet, unless a Preliminary Plan is required. If a Preliminary Plan is required, it will be exempt from providing a Forest Conservation Plan, because it is a small property less than 1.5 acres in size and without existing forest. But an approved simplified Natural Resource Inventory/Forest Stand Delineation and a Tree Save Plan will be required. The Tree Save Plan is required since there are one or more specimen trees on site.

Stormwater management- Chapter 19

Stormwater management will not be required for this project. Since the property is less than 5000 sq ft a stormwater management plan will not be required, unless more than 100 cu yds of soil is excavated. If for some other reason a sediment control permit is required, then stormwater management would be required. It is unlikely that either of these conditions will prevail.

Environmental Guidelines

This site is not located within a Special Protection Area or Primary Management Area. This site has no steep slopes, or erodible soils. There are no wetlands or stream buffers on site.



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Attachment
G

February 8, 2007

MEMORANDUM

TO: Daniel Janousek
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner/Coordinator
Transportation Planning

SUBJECT: Zoning Application No. G-859
6110 Oberlin Avenue, Glen Echo

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject zoning application. The application includes 4,862 square feet of land located at 6110 Oberlin Avenue, Glen Echo. The subject site is currently zoned R-60 zone and proposed to be developed for 2,565 square feet of office use and one garden apartment under the C-T zone.

RECOMMENDATION

Based on our review of the submitted traffic analysis and schematic development plan, Transportation Planning staff recommends the following condition as part of the APF test for transportation requirements related to approval of this zoning application.

1. Total development under this zoning application is limited to 2,565 square feet of office use and one garden apartment as shown on the schematic development plan and analyzed in the traffic statement.

DISCUSSION

Site Access and Vehicular/Pedestrian Circulation

Access to the site is proposed from existing Oberlin Avenue. The site is occupied by a single-family dwelling unit and proposed for an architectural office use. Oberlin Avenue is functioning as a secondary residential street with an existing four-foot sidewalk along the property frontage. The site

is proposed for an office development and one garden apartment with six parking spaces. We find that the access point and the vehicular circulation system shown on the schematic development plan as being adequate.

Local Area Transportation Review

Based on the submitted traffic statement, the proposed office/residential development would generate less than five peak hour trips. Since the proposed use would generate less than 30 peak hour trips, the LATR is not required for this application.

CONCLUSION

Staff concludes that the proposed zoning application for the office/residential development with proposed access and internal circulation shown on the development plan will be adequate and approval of this application will not result in an adverse impact on the surrounding roadway network.



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Attachment H

February 9, 2007

MEMORANDUM

TO: Dan Janousek, Zoning Analyst
Development Review Division

FROM: Marilyn Clemens, Urban Designer, Bethesda-Chevy Chase Team
Community-Based Planning Division *MC*

VIA: Judy Daniel, Team Leader, Bethesda-Chevy Chase Team
Community-Based Planning Division *JD*

SUBJECT: G-859, 6110 Oberlin Avenue, Glen Echo

The site is located in a small cluster of older residences bound by Tulane, Bowdoin and Oberlin Avenues, and located between MacArthur Boulevard and the Clara Barton Parkway. The Glen Echo Amusement Park is to the north, and the Irish Inn is to the immediate northeast.

The 1990 Bethesda-Chevy Chase Master Plan recommends designating the three houses adjacent to the Inn as suitable for the Commercial Transition Zone (C-T). It states further that it is desirable to retain the residential scale of the block and allow re-use of the houses for non-residential professional office use.

It is important to retain as many existing trees as possible in keeping with the general guidelines for the Palisades and the specific residential character of the Glen Echo area.

Community Based Planning staff recommends approval of the application to re-zone the property from the R-60 to the C-T Zone.

G:/Clemens/g-859

Attachment 1

**Mr. Christopher Hughes
The Irish Inn at Glen Echo
6119 Tulane Avenue
Glen Echo, MD 20812**

November 10, 2006

Francoise Carrier, Esq., Director
Office of Zoning and Administrative hearings
100 Maryland Avenue, Room 200
Rockville, MD 20850

Re: Local Map Amendment Application for the CT zone,
Parking Waiver Request
6110 Oberlin LLC-6110 Oberlin Avenue, Glen Echo

Dear Ms Carrier:

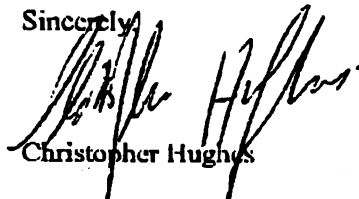
I have reviewed Mr. Leggin's plans for the renovation of the property at 6110 Oberlin Avenue, and I am fully in support of his application to rezone the property to C-T, and for the waiver of one parking space.

The property is in terrible condition currently, and Mr. Leggin has developed a very tasteful and appropriate plan for the re-use of the house as offices and apartment. It's the last remaining property on the block to be converted for office use, and judging by the previous projects Leggin had done on the two other houses, as well as my restaurant, this promises to be a very attractive building, and it will be a great enhancement to the neighborhood.

I am also in support of the waiver of one required parking space. There are no other houses for along Oberlin Avenue or around the corner, and there is plenty of parking available for his office staff during the day on the street.

We are looking forward to seeing this renovation get under way very soon.

Sincerely,



Christopher Hughes



October 5, 2006

Francoise Carrier, Esq.
Director
Office of Zoning and Administrative hearings
100 Maryland Avenue
Room 200
Rockville, MD 20850

Dear Mr. Carrier,

With this letter I refer to:

Local Map Amendment Application for the CT zone
Parking Waiver Request
6110 Oberlin LLC-6110 Oberlin Avenue, Glen Echo

Please be apprised that Richard Leggin has personally brought his plans to our office and explained his planned renovations as well as the expansion of his building. My office became CT approved in 1990. Mr. Leggin was the architect on this building. I fully support his plans for re-zoning.

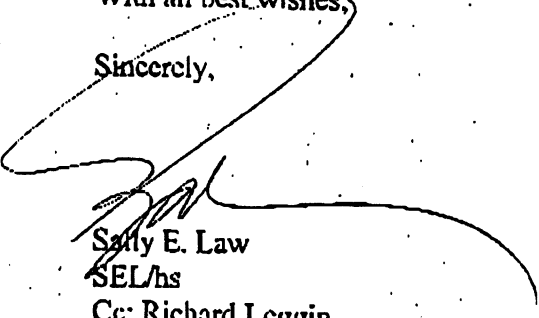
Mr. Leggin's plans are consistent with the use of this area as CT and will enhance the existing character of the neighborhood. Mr. Leggin not only helped with the conversion of this property but also on renovations on the adjacent property including the Irish Inn.

I support the waiver of one parking space. Parking is not an issue for us and there is ample parking on Oberlin Avenue during the day.

Mr. Leggin's talents will only enhance and repair the shabby building at 6110 Oberlin and will improve conditions here for everyone.

With all best wishes,

Sincerely,


Sally E. Law

SEL/hs

Cc: Richard Leggin

HEATHER COTTAGE, 6111 TULANE AVENUE, GLEN ECHO, MARYLAND 20812-1205
(301) 229-8500 1-800-835-6111 FAX (301) 229-8504

SECURITIES OFFERED EXCLUSIVELY THROUGH

RAYMOND JAMES FINANCIAL SERVICES, INC.

MEMBER NASD/SIPC

BELL BUILDERS, INC.

6112 OBERLIN AVENUE • GLEN ECHO, MARYLAND 20812 • (301) 320-0850 • FAX (301) 320-0852

September 28, 2006

Francoise Carrier, Esq.
Director
Office of Zoning and Administrative Hearings
100 Maryland Avenue, Room 200
Rockville, MD 20850

RE: Local Map Amendment Application for the CT zone,
Parking Waiver Request
6110 Oberlin LLC- 6110 Oberlin Avenue, Glen Echo

Dear Ms. Carrier,

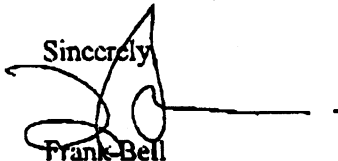
I am writing in support of Richard Leggin's application to re-zone this property to the CT zone and the proposed renovation/expansion of the building. This property is next door to my current office and it would greatly benefit from a renovation that would raise it to the caliber of the other properties in the immediate area.

I have reviewed the plans for 6110 Oberlin Avenue. The proposed design is excellent and consistent with the character of the neighborhood. Mr. Leggin has done similar and very successful renovation/conversions on two of the three houses in this Oberlin/Tulane Avenue cluster, including my office, which we have enjoyed for over ten years.

I support the waiver of one parking space because there is ample parking on Oberlin Avenue during the daytime and parking is not an issue. There are no houses beyond this property and there is further parking around the corner.

If I can be of any further assistance in support of this application, please do not hesitate to contact me.

Sincerely,



Frank Bell
Bell Builders, Inc.