

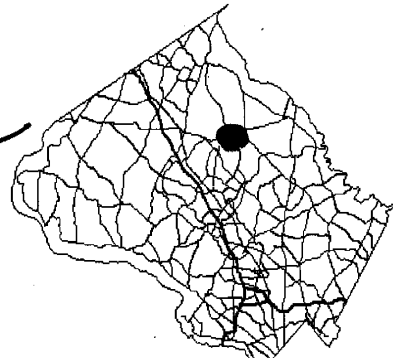


MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB #
MCPB 2-7-08

MEMORANDUM

DATE: January 25, 2008
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *Rdk*
 Development Review Division
FROM: Robert A. Kronenberg, Supervisor *RAK*
 Development Review Division
 (301) 495-2187
 Robert.Kronenberg@mncppc-mc.org



REVIEW TYPE: **Limited Site Plan Amendment**
CASE #: **82003004B**
PROJECT NAME: CSAAC Headquarters
APPLYING FOR: Amendment to: 1) revise the building footprint; and 2) revise the front and side yard setbacks.

REVIEW BASIS: Div. 59-D-2.6 of Montgomery County Zoning Ordinance for Minor Plan Amendments

ZONE: TS (Town Sector)
LOCATION: Located on East Village Avenue approximately 300 feet east of Fulks Farm Road
MASTER PLAN: Montgomery Village
APPLICANT: Community Services for Autistic Adults and Children
FILING DATE: January 1, 2008
HEARING DATE: February 7, 2008

BACKGROUND

Site Plans

The Site Plan (820030040) for CSAAC was presented to the Planning Board on November 21, 2002 (Planning Board Opinion dated November 22, 2002) for approval of 36,000 square feet of institutional office space, 4.0 acres of public open space dedication and a waiver to the parking requirement. The Certified Site Plan was approved on September 16, 2003.

An amended Site Plan (82003004A) for CSAAC was presented to the Planning Board on September 14, 2006 (Planning Board Opinion dated November 15, 2006) for changes to the

building footprint, parking, landscaping, site tabulations and building height. The Certified Site Plan was approved on May 21, 2007.

STAFF RECOMMENDATION:

Staff recommends **Approval** of the Site Plan Amendment (82003004B). The terms and conditions of all applicable prior regulatory approvals and agreements, including the approved Site Plan No. 82003004A, remain in full force and effect, except for the following modifications:

- 1) Revise the building footprint; and
- 2) Revise the front and side yard setbacks.

The data table needs to reflect the following changes to the setbacks:

	Approved with Site Plan 820030040	Approved with Site Plan 82003004A	Proposed with Site Plan 82003004B
Front Setback (East Village Ave.)	47 feet	55 feet	54 feet
Side (West-Lot 1)	39 feet	38 feet	37 feet
Side (East)	74 feet	74 feet	73.5 feet
Rear (North)	200 feet	200 feet	200 feet

The proposed amendment is a result of an improper stakeout and foundation plan of the approved building footprint. The Applicant requests modifications to the footprint and front and side setbacks to reflect the current foundation of the building. The discrepancies are minor in nature (between 0.5 and 1.0 feet), but are not in compliance with the approved plans and requires an amendment to the approved site plan. Setbacks in the TS Zone are established during site plan review and, as shown above, are similar to the previously approved site plans. The Applicant brought this issue to the attention of Staff after DPS issued a notice of non-compliance. The Applicant chose to satisfy the notice of non-compliance by submitting the proposed amendment for the reduction in setbacks.

The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan.

ATTACHMENTS

- A. Letter from the Applicant dated December 13, 2007.
- B. Site Vicinity and Description

ATTACHMENT A



December 13, 2007

Mr. Robert Kronenberg
Maryland National Capital
Park & Planning Commission
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: CSAAC Headquarters
Montgomery Village East -Parcel A
MNCP&PC # 8-30004
MHG Project No. 2002.146.31

Dear Josh,

A Limited Site Plan Amendment has been filed for review for presentation to the Planning Board as a consent item agenda. The following is a brief summary of the plan revisions:

- Revised overall building footprint
- Revised Site Plan and Tabulation to reflect minor front and side yard setbacks.

Based on the attached list of submission items, the plan will not require a meeting with the Development Review Committee. Please review the attached package and feel free to contact our office with any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Brian J. Donnelly". The signature is written in a cursive style with a long, sweeping tail on the "y".

Brian J. Donnelly

Site Description and Vicinity

The 10.76-acre property fronts onto East Village Avenue directly across from the intersection with Lewisberry Drive. The site is zoned Town Sector. The open space to the rear of the site creates a buffer to the adjacent Ashford community consisting primarily of one-family detached residences. A Montessori School is directly adjacent to the western boundary of the site. The site contains one mature tree that has been protected as part of the construction process and serves as an amenity to the development.

The site currently contains one of three segments of the entire building, all of which will create a serpentine pattern along East Village Avenue with surface parking in the rear of the site. Primary access to the site exists from East Village Avenue. Pedestrian access is both internal to the circulation associated with the building and external parallel to East Village Avenue.

