



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

**MCPB**

**Item #**

**3/13/08**



**MEMORANDUM**

**DATE:** February 29, 2008

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *ek*  
Catherine Conlon, Subdivision Supervisor *CAE*  
Development Review Division

**FROM:** Richard A. Weaver (301-495-4544) *RAW*  
Development Review Division

**REVIEW TYPE:** Preliminary Plan of Subdivision

**APPLYING FOR:** Five (5) lots for five (5) one-family detached, dwelling units

**PROJECT NAME:** Cabin John Park

**CASE #:** 120070540

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** R-90

**LOCATION:** South side of MacArthur Boulevard in the southwest corner of the intersection with 79<sup>th</sup> street

**MASTER PLAN:** Bethesda-Chevy Chase

**APPLICANT:** Hemingway Homes

**ENGINEER:** P.G. Associates

**FILING DATE:** January 10, 2007

**HEARING DATE:** March 13, 2008

**RECOMMENDATION:** Approval of five (5) lots pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to five (5) lots.
- 2) The applicant must comply with the conditions of approval for the preliminary forest conservation plan, including revisions to the Tree Save Plan. The applicant must satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits, as applicable.
- 3) The record plat must reflect common ingress/egress and utility easements over all shared driveways.
- 4) The applicant must comply with the conditions of the Montgomery County Department of Public Works and Transportation (MCDPWT) letter dated April 5, 2007, unless otherwise amended.
- 5) The applicant must comply with the conditions of access in the U.S. Army Corps of Engineers letter dated September 18, 2007, prior to issuance of building permits.
- 6) The applicant must comply with the conditions of the MCDPS stormwater management approval dated March 5, 2007.
- 7) Prior to recordation of plat, the applicant must provide proof that existing structures have been properly razed with permit(s) from MCDPS.
- 8) Payment of the applicable School Facilities Payment prior to issuance of building permits.
- 9) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution.
- 10) The record plat must show other necessary easements.

## **SITE DESCRIPTION**

The 1.90-acre subject property, "Property" or "Subject Property" is zoned R-90 and is located on the south side of MacArthur Boulevard in the southwest corner of the intersection with 79<sup>th</sup> Street in the Bethesda-Chevy Chase planning area (see Figure 1). The Property is comprised of 3 existing lots identified as Lots 43, 44 and 45; Block 4, Cabin John Park on Tax Map GN21. There are 3 existing homes on the Property; oddly, two single family structures exist on Lot 45, one on Lot 44; Lot 43 is vacant. The site abuts MacArthur Boulevard and 79<sup>th</sup> Street. The surrounding uses are all residential in nature. Glen Echo is an eclectic mix of homes representing many different architecture styles and dates of construction.

This site includes 0.81-acres of existing forest and includes 8 trees, 30 inches or greater in diameter at breast height (dbh). Immediately adjacent to the Property boundary and off-site there are 5 trees, 30 inches or greater in dbh. Only 3 of the on-site trees are rated in good condition, the remaining are in fair to poor condition. A small portion of a stream valley buffer (SVB) falls onto the subject site. The off-site stream flows directly to the Potomac River, a Use I-P stream. (see Figure 2)

# CABIN JOHN PARK

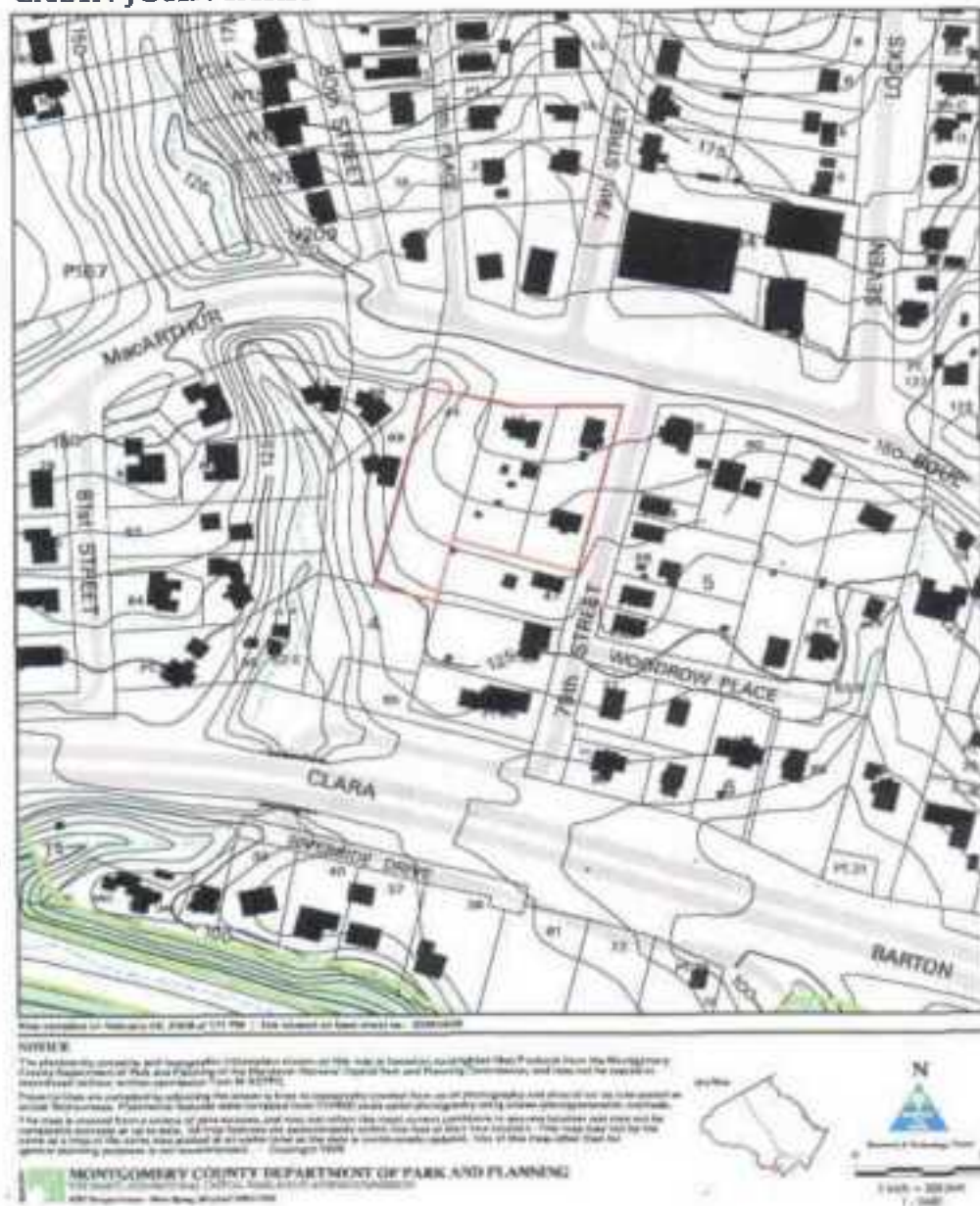


Figure 1





**Figure 2**

**PROJECT DESCRIPTION (Attachment A)**

The preliminary plan proposes a resubdivision of the three lots into five single family residential lots. Two of the lots will front to 79<sup>th</sup> Street and two will front to MacArthur Boulevard. The fifth lot will be a pipestem lot to the rear of the other four lots. Three of the homes will access MacArthur Boulevard with a shared driveway and the other two will access 79<sup>th</sup> Street with a shared driveway. Lot sizes range from 11,800 square feet to 24, 700 square feet. All public utilities are readily available to the site including, water and sewer, electric, gas, CATV, and telephone.

The driveway for the two lots on 79<sup>th</sup> Street has been located so as to minimize impact to two trees, specifically the 58 inch oak and the 47 inch oak. The preliminary plan and Tree Save Plan establish limits of disturbance to provide additional tree protection measures. The trees can be saved during construction; however, no long term protection easements are recommended for these trees. One is in the public right-of-way for 79<sup>th</sup> Street; the other is in the public utility easement established by this plan and subsequent plat. While this plan does not anticipate the removal of these trees, there is no guarantee that the trees will survive future road improvements or utility construction.

## **ANALYSIS AND FINDINGS**

### **Master Plan Compliance**

The Bethesda-Chevy Chase Master Plan does not make a specific recommendation on the Property but does recommend a continuation of the R-90 zoning for residential uses in this area of the Master Plan. The lots shown on this plan comply with the R-90 zone, and residential use, is supported by the Master Plan. Therefore, the proposed subdivision complies with the recommendations adopted in the Master Plan.

### **Public Facilities**

#### **Roads and Transportation Facilities**

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review (LATR). The plan application was submitted after January 1, 2007 and is therefore subject to the Policy Area Mobility Review (PAMR). However, since there are two existing homes that will be replaced, the net increase in units is three. Three new units in the Bethesda-Chevy Chase planning area do not generate enough additional vehicular trips to require either LATR or PAMR mitigation. No dedications to the right-of-way are required of this applicant because existing right-of-ways are in conformance with the Bethesda Chevy-Chase Master Plan roadway recommendations.

The road network consists of access to 79<sup>th</sup> Street and MacArthur Boulevard. 79<sup>th</sup> Street is within a 50 foot right-of-way and is technically not built to county standards and has no sidewalks. It is, however, functional and will provide adequate access to two of the proposed lots. MacArthur Boulevard is built to arterial highway standards within a variable width right-of-way and has a bike path along the southern side of the road. This road provides adequate access for three of the proposed lots and the bike path provides adequate pedestrian access and circulation. Staff finds that the proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the existing public improvements.

## Other Public Facilities and Services

The plan has been reviewed for adequacy of all public facilities and services. Public water and sewer service is adequate to serve the new lots. All utilities, including Washington Gas, Verizon, and PEPCO, have reviewed the plans and have found that their respective utilities are adequate to serve the proposed lots. The current Annual Growth Policy states that the application is subject to payment of School Facilities Payment since it is in the Walt Whitman cluster which has an elementary school capacity exceeding 105%. Other public services such as police stations, firehouses and health services are currently operating within the standards set by the Growth Policy Resolution currently in effect. The application has been reviewed by the Montgomery County Fire and Rescue Service who have determined that the Property has appropriate access for fire and rescue vehicles. Staff finds that the proposed lots can be adequately served by all public facilities and services.

## Environment

### Environmental Guidelines

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) was submitted for the Subject Property. Environmental Planning staff approved NRI/FSD 420071110 on January 10, 2007. The NRI/FSD identifies one stream approximately 105 feet off the southwest corner of the subject site. A small portion (0.02 acres or 871 square feet) of the stream buffer carries onto the subject site. There are no wetlands, floodplains, steep slopes, or erodible soils on the subject site. There are no rare, threatened, or endangered species on the property. The plan meets all applicable requirements for protection of environmentally sensitive areas.

### Forest Conservation

There are 0.81-acres of existing forest on the subject site. The on-site forest is a mature, mixed hardwood forest dominated by Red Maple (*Acer rubrum*) White Oak (*Quercus alba*) and Mockernut Hickory (*Carya tomentosa*). There are 12 trees on the subject property that are 24 inches dbh or greater with 8 of those trees greater than 30 inches dbh.

The preliminary forest conservation plan indicates the removal of 0.79-acres of forest and the preservation of 0.02-acres of forest within the stream buffer. Staff does not support the application of a Category I conservation easement over the 0.02 acres of forested stream buffer on the subject site. The stream buffer is small (0.02 acres or 871 square feet), does not meet the legal definition of forest which is 10,000 square feet, nor is it next to a forest that is permanently protected. For these reasons, staff does not recommend a conservation easement on proposed lot 74 and that all forest on the subject site be counted as cleared in the forest conservation worksheet. The applicant has not identified how the forest conservation planting requirements will be satisfied but since there is no potential for planting on site the requirements will have to be met offsite. The final forest conservation plan will determine how the requirements will be satisfied.



The applicant has prepared and submitted a tree save plan for many of the large and specimen trees that are to remain standing. The plan also identified at least 15 trees less than 24 inches dbh and greater than 15 inches dbh to be saved. Staff believes the tree save plan needs to be expanded to identify specific tree protection measures for all trees 15 inches dbh that have more than 30 percent of their critical root zone impacted by the proposed development.

The table below lists the trees 24 inches in greater from the NRI/FSD, their size, condition, and whether or not they are proposed to be retained or removed.

Tree Number	Common Name	Size (DBH)	Condition	Saved or Removed
1	Pin Oak	35	Good	Save
2	Red Oak	47	Good	Save
3	White Oak	39	Fair	Save
4	Pin Oak	25	Poor	Save
5	American Elm	35	Fair	Save
6	Red Maple	24	Fair-Poor	Remove
7	Red Maple	26	Fair	Remove
8	Red Oak	36	Fair	Save
9	White Oak	28	Fair-Poor	Save
10	Red Oak	37	Fair	Save
11	Pin Oak	33	Good	Remove
12	Box-Elder	30	Very Poor	Remove

An arborist included as part of the tree save plan recommends the removal of tree number 4 a 25-inch dbh pin oak because of several structural defects with the tree. The NRI/FSD identified this tree in poor condition. It should be removed. The arborist report also recommended the removal of tree #9 a 28-inch dbh white oak because of an extreme lean and proximity to a future house. The NRI/FSD identified this tree in fair-poor condition. It should also be removed.

The tree save plan submitted recommends tree protecting fencing, root pruning, mulching, pruning and cabling for the trees to be saved. For high impact trees, such as trees 1, 2, 3, and 5 the arborist report recommends additional tree protection including root aeration matting, subsurface fertilization, supplemental watering, and seasonal integrated pest management plan. The arborist recommends a multi-year maintenance plan to inspect all retained trees for soil moisture; weeds; insects and diseases; granular and liquid bio-stimulation; and hazard pruning of dead, dying, and declining limbs.

### Stormwater Management

A stormwater management plan was approved by the Montgomery County Department of Permitting Services on March 5, 2007. The stormwater management concept consists of infiltration trenches, drywells and credit for rooftop disconnects. Quantity control will not be required because the post development discharge levels will be less than 2.0 cubic feet per second. The applicant has proffered to construct the infiltration trenches to exceed the MCDPS

approved infiltration capacity by 50%. This to further reduce runoff and to increase the amount of rainwater that re-enters the groundwater system in response to citizens concerns about downstream flooding of a nearby stream.

### **Compliance with the Subdivision Regulations and Zoning Ordinance**

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections, including the requirements for resubdivision as discussed below. The existing neighborhood consists of a variety of lot shapes, sizes, orientation and widths. In comparing the proposed lots to the existing lots staff finds that the proposed lots exhibit many of the same characteristics of the existing neighborhood with respect to lot size, width, shape and orientation and that they are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the R-90 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

### **Conformance with Section 50-29(b)(2)**

#### **A. Statutory Review Criteria**

In order to approve an application for resubdivision, the Planning Board must find that each of the proposed lots complies with all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

#### **B. Neighborhood Delineation**

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate "Neighborhood" or "defined Neighborhood" for evaluating the application (Attachment B). In this instance, the Neighborhood selected by the applicant, and agreed to by staff, consists of the 21 lots in the R-90 zone located within the same block as the Subject Property and also includes those lots within the adjacent two blocks, 5 and 6, that abut the Property to the east of 79<sup>th</sup> Street. Staff finds that this defined Neighborhood provides an adequate representation of the overall characteristics of the lot patterns in the area. A tabular summary of the area based on the resubdivision criteria is included in Attachment C.



## C. Analysis

### Comparison of the Character of Proposed Lots to Existing.

In performing the analysis, the above-noted resubdivision criteria were applied to the defined Neighborhood. Staff finds that the proposed lots are of the same character with respect to the resubdivision criteria as other lots within the defined Neighborhood and that the proposed resubdivision complies with the criteria of Section 50-2(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

**Frontage:** The proposed lots will be of the same character as existing lots in the neighborhood with respect to lot frontage. Four of the proposed lots have frontages within a range of 90 to 131 feet and they are well within the range of lot frontages (25 - 248 ft.) for the Neighborhood. Proposed lot 74 is a pipestem configuration with a frontage of 25 feet. There are three other pipestems within the 21 lot Neighborhood. Staff finds that pipestem lots, while not prevalent, have been established within the Neighborhood and that proposed Lot 74 has a high correlation with the frontage characteristic of the defined Neighborhood.

**Alignment:** The proposed lots are of the same character as existing lots with respect to the alignment criterion. Four of the proposed lots align in a perpendicular fashion to the street including Lot 70 which is a corner lot as do the majority of the existing lots in the Neighborhood. The proposed pipestem lot (Lot 74) aligns in a similar way as the other pipestem (panhandle) lots in the Neighborhood although existing Lot 62, Block 4, exhibits an unconventional panhandle configuration. All proposed lots are similar in alignment to the lots in the Neighborhood.

**Size:** The proposed lot sizes are in character with the size of existing lots in the neighborhood. The range of lot sizes for the proposed lots is from 11,800 square feet to 24,700 square feet. The range of lot sizes in the existing Neighborhood range from 8,767 square feet to 26,896 square feet. The proposed lots fall well within the range of the lot sizes for the Neighborhood.

**Shape:** The shapes of the proposed lots will be in character with shapes of the existing lots. There are a wide variety of lot shapes within this Neighborhood; the proposed lot shapes, rectangular and irregular, can be found in numerous instances within the defined Neighborhood.

**Width:** The proposed lots will be in character with existing lots in the neighborhood with respect to width. The range of widths for the existing lots is from 75 feet to 165 feet. The proposed lots will range in width from 90 feet to 170 feet. Proposed Lot 74, the pipestem lot, is not within the range of lot widths for the Neighborhood. It has the widest width because of the way that width is measured for the pipestem. In actuality, given the likely orientation of the house, the lot has a very similar width and will not be out of character. The lot is shown to be five feet wider than the next widest lot. Staff finds that it is of the same character as the other lots in the Neighborhood.

**Area:** The proposed lots will be of the same character as other lots in the neighborhood with respect to buildable area. The range of proposed lot buildable areas (4,185 square feet to 9,715 square feet) is well within the range of lot areas for the defined Neighborhood which is 2100 square feet to 15,600 square feet.

**Suitability for Residential Use:** The existing and the proposed lots are zoned residential and the land is suitable for residential use.

#### **Citizen Correspondence and Issues** (Attachment D)

This application was submitted prior to the requirement for applicants to hold pre-submission meetings with interested citizens. At the time of submission, the plan was mailed out to all adjacent and confronting property owners and local Civic Associations in compliance with the applicable Rules of Procedure. The plan was also correctly noticed for public hearing.

This plan has generated quite a bit of citizen concern and citizen involvement. Both the Applicant and staff have responded to numerous phone calls and have attended meetings with local citizens to hear their concerns and attempt to address them through plan revisions to the extent possible. The Cabin John Citizens Association expressed their concerns in a letter dated March 6, 2007 (attached). To summarize, their letter cited the following six concerns:

- 1) Opposition to homes with rears facing MacArthur Blvd;
- 2) support for only four homes, or five, if the "Shaw" house was retained;
- 3) preservation of two trees on 79<sup>th</sup> Street;
- 4) groundwater and flooding issues;
- 5) opposition to trash collection on 79<sup>th</sup> Street;
- 6) the "enclave" of homes was not consistent with the open community characteristics.

The proposed plan has addressed the majority of these concerns. The two homes that front on MacArthur will now face the road. Permission to use the existing driveway to MacArthur Blvd. has been granted by the Army Corps of Engineers. Three homes will share a driveway out to MacArthur, thereby, reducing the number of homes using 79<sup>th</sup> Street to two; this had also been expressed as a concern by citizens. Issue #2 concerns the number of homes. The Applicant considered rehabilitating one of the homes on the site, the Shaw house. This home is not historic and the Applicant decided that it was not feasible to renovate the house.

The driveway and limits of disturbance to the two homes on 79<sup>th</sup> Street have been designed to minimize impact to the two trees discussed in the environmental section of this report. The plan does not provide for the long term protection of these trees since one is in the public right-of-way and the other is close to the public right-of-way in a public utility easement (PUE). Staff has advised the citizens that the trees will be protected to the extent possible during construction but future road improvements or the future burial of public utilities within the PUE could result in disturbance to those trees..

The issues of downstream flooding were discussed. The Applicant suggests that the soil types on this property have a propensity to sheet flow water off the site due to a surface clay layer. The applicant has an approval for an infiltration trench on the down slope edge of the property to capture water and return it to the ground. MCDPS has verified that subsurface conditions support infiltration. To provide additional measures to capture more water than the County requires, the Applicant has proffered to increase the infiltration capacity of the trench by 50%. This is shown on the approved stormwater management concept approved by MCDPS.

The citizens objected to trash collection for the new homes taking place on 79<sup>th</sup> Street and asked that it be done at a location interior to the site. There is no legal prohibition against trash collection at the curb for the new residents. The Applicant has discussed providing an aesthetic trash collection screen on 79<sup>th</sup> Street to hide trash bins.

The citizens expressed opposition to the initial versions of this plan which had the rears of homes facing the local streets. In those earlier versions, the homes fronted to a central driveway circle and this generated concerns about a "panhandle" subdivision. The though was that the layout of this subdivision was not inconsistent with that which is found in the defined Neighborhood. The proposed plan has addressed this concern by fronting the homes to the streets. The resulting lot pattern correlates well with the patterns found to the west and east of the Subject Property where lots interior to the lots fronting on the local street network have been established.

Staff finds that the community concerns have been adequately addressed by this preliminary plan and the explanations provided in this staff report.

## **CONCLUSION**

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. As set forth above, the five proposed lots are of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria, and therefore, comply with Section 50-29(b)(2) of the Subdivision Regulations. The proposed lots meet all other requirements established in the Subdivision Regulations and the Zoning Ordinance and comply with the recommendations of the Bethesda-Chevy Chase Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

## **Attachments**

Attachment A - Preliminary Plan

Attachment C – Resubdivision Table

Attachment B – Neighborhood Delineation

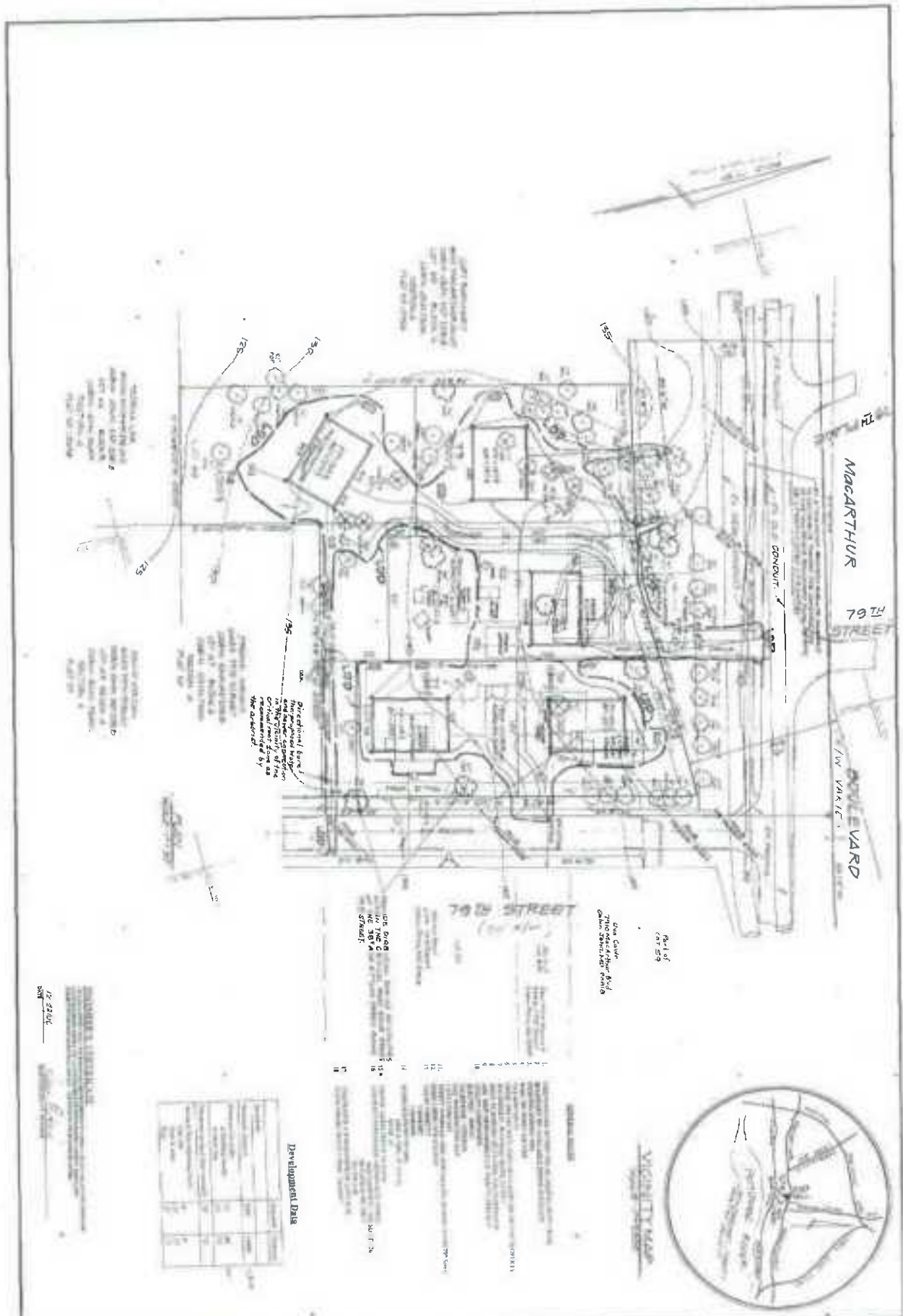
Attachment D – Correspondence

Table 1: Preliminary Plan Data Table and Checklist

<b>Plan Name: Cabin John Park</b>				
<b>Plan Number: 120070540</b>				
<b>Zoning: R-90</b>				
<b># of Lots: 5</b>				
<b># of Outlots: 0</b>				
<b>Dev. Type: Single Family Detached</b>				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	9,000sq. ft.	11,800sq. ft. minimum	RW	2/29/08
Lot Width	75 ft.	90 ft. minimum	RW	2/29/08
Lot Frontage	25 ft.	25 ft. minimum	RW	2/29/08
Setbacks				2/29/08
Front	30 ft. Min.	Must meet minimum	RW	2/29/08
Side	8ft. Min./ 25 ft. total	Must meet minimum	RW	2/29/08
Rear	25 ft. Min.	Must meet minimum	RW	2/29/08
Height	35 ft. Max.	May not exceed maximum <sup>1</sup>	RW	2/29/08
Max Resid'l d.u. or Comm'l s.f. per Zoning	9	5	RW	2/29/08
MPDUs	N/A			2/29/08
TDRs	N/A			2/29/08
Site Plan Req'd?	No		RW	2/29/08
<b>FINDINGS</b>				
<b>SUBDIVISION</b>				
Lot frontage on Public Street		Yes	RW	2/29/08
Road dedication and frontage improvements		Yes	Agency letter	4/5/07
Environmental Guidelines		Yes	Staff memo	2/27/08
Forest Conservation		Yes	Staff memo	2/27/08
Master Plan Compliance		Yes	RW	2/29/08
Other (i.e., parks, historic preservation)				
<b>ADEQUATE PUBLIC FACILITIES</b>				
Stormwater Management		Yes	Agency letter	3/5/07
Water and Sewer (WSSC)		Yes	Agency comments	3/26/08
10-yr Water and Sewer Plan Compliance		Yes	Agency comments	3/26/08
Well and Septic		N/A		
Local Area Traffic Review		N/A		
Policy Area Mobility Review		N/A		
Transportation Management Agreement		No	RW	2/29/08
School Cluster in Moratorium?		Yes	RW	2/29/08
School Facilities Payment		Yes	RW	2/29/08
Fire and Rescue		Yes	Agency letter	
Other (i.e., schools)				

<sup>1</sup> As determined by MCDPS at the time of building permit.





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PRELIMINARY PLAN  
CABIN JOHN PARK  
SECTION 4

P.G. ASSOCIATES, INC.  
CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS  
932 HUNGERFORD DRIVE, SUITE 404  
ROCKVILLE, MARYLAND 20850  
PHONE (301) 309-1361

10-22-06

# Cabin John Park Neighborhood

Scale

1"=200'

SECTION 1

SEVEN

LOCKS

PARK

HEFFMAN'S SUB.

SECTION 2

81st STREET

80th STREET

79th PLACE

STREET

BOULEVARD

WOODROW PLACE

CLARA

81st STREET

VERSIDE AVENUE

RIVER

ROAD

47-A

47-B

80th PLACE

103

110

111

112

113

114

115

116

117

118

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Resubdivision Table Cabin John Park, Lots 70 - 74

Subdivision	Block	Lot	Street Address	Size (a.f.)	Alignment	Shape	Frontage	Width at B.R.L.	Buildable Area (a.f.)
Cabin John Park, Section 4	4	42	8016 MacArthur Blvd.	8,767	angled w/ street	Irregular	123'	95'	2,100 a.f.
Cabin John Park, Section 4	4	47	6424 79th Street	20,000	perpendicular	Rectangular	100'	100'	10,875 a.f.
Cabin John Park, Section 4	4	48	6430 79th Street	20,000	perpendicular	Rectangular	100'	100'	10,875 a.f.
Cabin John Park, Section 4	4	59	6413 81st Street	13,286	angled w/ street	Irregular	105'	110'	5,397 a.f.
Cabin John Park, Section 4	4	60	6417 81st Street	25,774	perpendicular	Irregular	25'	90'	8,585 a.f.
Cabin John Park, Section 4	4	61	6419 81st Street	23,216	perpendicular	Irregular	248'	94'	8,843 a.f.
Cabin John Park, Section 4	4	62	6409 81st Street	26,896	perpendicular	Rectangular	80'	80'	9,549 a.f.
Cabin John Park, Section 4	4	63	6407 81st Street	20,538	perpendicular	Irregular	25'	120'	8,888 a.f.
Cabin John Park	4	64	6403 81st Street	12,448	perpendicular	Irregular	95'	95'	3,900 a.f.
Cabin John Park	4	65	6412 79th Street	13,000	corner	Irregular	20' / 320'	120'	3,323 a.f.
Cabin John Park	4	66	8025 Riverside Ave	25,000	perpendicular	Irregular	40'	165'	13,600 a.f.
Cabin John Park	4	68	8014 MacArthur Blvd	9,046	perpendicular	Irregular	87'	85'	2,468 a.f.
Cabin John Park	4	69	8012 MacArthur Blvd	24,657	angled w/ street	Irregular	25'	75'	4,840 a.f.
Cabin John Park	5	60	7906 MacArthur Blvd	18,229	perpendicular	Irregular	101'	100'	10,583 a.f.
Cabin John Park	5	61	7900 MacArthur Blvd	20,063	angled w/ street	Irregular	104'	100'	11,210 a.f.
Cabin John Park	5	62	7816 MacArthur Blvd	20,086	angled w/ street	Irregular	128'	120'	10,305 a.f.
Cabin John Park	6	64	7905 Woodrow Place	17,500	perpendicular	Rectangular	100'	100'	9,000 a.f.
Cabin John Park	6	66	6431 79th Street	20,000	perpendicular	Rectangular	100'	100'	10,875 a.f.
Cabin John Park	6	77	6423 79th Street	10,000	corner	Rectangular	100' / 100'	100'	2,333 a.f.
Cabin John Park	6	78	7910 Woodrow Place	10,000	perpendicular	Rectangular	100'	100'	3,375 a.f.
Cabin John Park	6	80	6415 79th Street	9,075	perpendicular	Rectangular	75'	75'	3,200 a.f.
Summary				17,456 a.f. avg min = 8,767 a.f.			88' avg min = 20'	101' avg min = 75'	7,433 a.f. avg min = 2,100 a.f.



PROPOSED LOTS	Block	Lot #	Size (s.f.)	Alignment	Shape	Frontage	Width w/ R/L	Buildable Area (s.f.)
Cabin John Park	4	70	11,800	corner	Rectangular	131'	122'	4,460 s.f.
Cabin John Park	4	71	11,800	perpendicular	Rectangular	118'	118'	4,185 s.f.
Cabin John Park	4	72	16,700	perpendicular	Rectangular	90'	90'	4,400 s.f.
Cabin John Park	4	73	17,600	perpendicular	Rectangular	110'	110'	4,825 s.f.
Cabin John Park	4	74	24,700	perpendicular	Irregular	25'	170'	9,715 s.f.



# CABIN JOHN CITIZENS ASSOCIATION

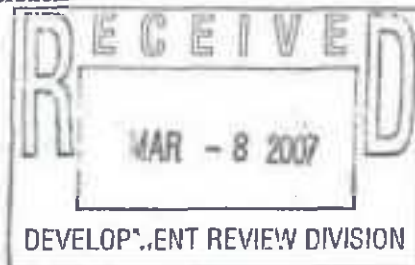
P.O. Box 31, Cabin John, MD 20818

Organized 1919

Charter Member Montgomery County Civic Federation

Burr Gray - President

Larry Heflin - Vice President



Bruce Wilmarth - Treasurer

Gary Barnhard - Secretary

BY FAX

March 6, 2007

Development Review Division  
Montgomery County Department of Park & Planning  
8787 Georgia Ave.  
Silver Spring, MD 20910

Re: Comments on File Number 120070540; Preliminary Plan for Development of  
5 Lots in Cabin John Park

To Whom It May Concern,

On behalf of the Cabin John Citizens Association (CJCA), please find below CJCA's comments on File Number 120070540: proposed five lot development in Cabin John Park at the intersection of 79<sup>th</sup> St and MacArthur Blvd. These comments are the result of 1.5 hrs of discussion among over 50 residents at the CJCA monthly meeting of January 23, 2007, following a presentation by Dean Packard of P.G. Associates (civil engineers for the developer Hemmingway Homes).

1. The residents were almost unanimous in their concern that the proposed plan will result in two homes that have back yards facing MacArthur Blvd. It seems likely that the future homeowners will be inclined to build backyard fences for privacy. These two houses are quite centrally located in what is the heart of Cabin John. If fences are erected, it will detract from the nice open feel of the area and present a more limited feel to those people coming through Cabin John and traveling along MacArthur Blvd. Until now, those areas have been open. There was support for using the existing driveway onto MacArthur if it resulted in having the two homes face MacArthur. Our understanding is that the County has not supported use of this existing driveway.

2. The community did not support five homes on the parcel unless one of those homes was the Shaw house (ornamental concrete structure at intersection of 79<sup>th</sup> and MacArthur Blvd). The community would not object to four homes total, provided that our other comments are addressed.

3. As always, tree preservation is a major concern. Mr. Packard stated that Hemingway Homes would protect the two large trees adjacent to 79<sup>th</sup> St. We expect the County to enforce all tree protection standards.

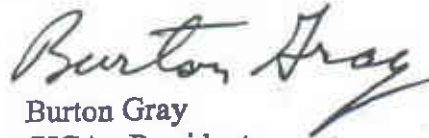
4. The community was concerned about possible groundwater and flooding issues affecting houses downhill from the development. We expect the development to meet state stormwater management requirements. Mr. Packard stated that the common collector basin for all of the homes would be deliberately oversized in order to alleviate community concerns. We ask that the County check the proposal to see if this is the case.

5. Concern was expressed over the additional traffic and trash collection that would be centered at the entry of the cul de sac onto 79<sup>th</sup> St. We would like an indication from the County as to whether trash pickup would occur within the cul-de-sac, or whether the new homeowners would be expected to bring their materials out to 79<sup>th</sup> St.

6. There was a concern that the plan is contrary to CJCA's consistent opposition to pipestem lots since the whole proposal appears to be sort of a giant pipestem lot. It is true that the proposal creates a small association of five homes that will be sort of a private enclave. While it is the case that there are a couple of other associations in the midst of Cabin John (Cabin John Gardens for one), the general feeling was that a small enclave like the one proposed is not entirely consistent with our open community.

Ever since 1919, the Cabin John Citizens Association has worked to further the interests of the Cabin John community (bordered by the Potomac River, the Beltway, and the Cabin John Parkway), and has served as a forum for discussion of problems and concerns. All residents of Cabin John and people who own property there are by definition members of the Association. There are approximately 650 households in Cabin John.

We hope that the County will take the community's concerns into consideration as you review the proposal. We sincerely hope that the County will not support a scenario that will likely result in more privacy fences facing MacArthur Blvd and the center of Cabin John. Please call me (703-607-2740 (w)) if you have any questions.

  
Burton Gray  
CJCA - President