


 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20907

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MINUTES

The Montgomery County Planning Board met in regular session on Thursday, November 20, 1980, at 9:35 a.m. in the Silver Spring Regional Office.

Present were Chairman Royce Hanson, Vice Chairman Mable M. Granke, and Commissioners Judith B. Heimann and Betty Ann Krahnke. Commissioner Sheldon P. Schuman joined the meeting at 9:40 a.m.

COMMISSIONERS' ITEMS

Commissioner Krahnke suggested that the present Historic Preservation Commission notification procedure concerning sites under consideration for inclusion in the Historic Preservation Master Plan may not be sufficiently informative to give a clear understanding of what is involved in master plan designation. The Chairman remarked that the HPC members work on a voluntary basis and recommended exploring the possibility of funding to provide staff assistance. He expressed the opinion that a brochure containing basic information would be a helpful introduction to the HPC master plan process.

Chairman Hanson reported on his recent attendance at a conference in Annapolis sponsored by the National Association of Home Builders at which there was a consensus among mortgage banking experts that financing for housing will be in extremely short supply during the coming decade. He also noted evidence of increasing interest in the market for smaller homes for older people.

ITEM 6. MCPB PUBLIC HEARING ON PRELIMINARY DRAFT
PROPOSED AMENDMENT TO BETHESDA-CHEVY CHASE
MASTER PLAN RE PROFESSIONAL OFFICES ON
OLD GEORGETOWN ROAD

ACTION: Motion of Granke
Second by Heimann
5-0 Agreed that the record remain open
until November 28, 1980 at 5:00 p.m.

A verbatim transcript of the proceedings was taken, a copy of which has been placed on file in the Records Management Office in Silver Spring, Maryland.

ITEM 7. MCPB PUBLIC HEARING RE FINDINGS ON POSSIBLE
HISTORIC SITES AS AMENDMENT TO THE HISTORIC
PRESERVATION MASTER PLAN

ACTION: 1) Motion of Schuman
Second by Heimann
5-0 Agreed to close the record as to
Site No. 12, Wild Acres (Crosvenor Estate)
with instructions to staff to review for
building permit as quickly as possible.

- 2) Without objection, agreed to declare the hearing closed; and the record to remain open until December 5, 1980 at 5:00 p.m., with the exception of Site No. 12, Wild Acres (Grosvenor Estate)

A verbatim transcript of the proceedings was taken, a copy of which has been placed on file in the Records Management Office in Silver Spring, Maryland.

ITEM 8. SITE PLAN REVIEW NO. 8-80061
HOLCROSS TOWNHOUSE

ACTION: Motion of Krahnke
Second by Schuman
4-1 (Heimann abstained)
Approved staff recommendation
with the following changes:

Condition 1 modified to include that staff should pay careful attention to landscape screening of Building 21.

Add Condition 4:
Proposed multi-purpose court at the south corner to be eliminated and proposed tot lot area to be expanded to include facilities and equipment for other ages.

Urban Design staff presented details of the plan for 120 townhouses arranged around pedestrian courts, in accordance with the staff report and conditions upon which its recommendation for approval are based.

Responding to Commissioner Krahnke's question concerning the proposed use of pedestrian courts as fire access lanes, staff reported that the Fire Department accepts the plan provided there is a clear width of 15 feet ending no further than 75 feet from the last building.

Referring to the staff recommendation that the basketball court be relocated to a central location adjoining the tot lot, Commissioner Heimann voiced apprehension concerning noise in proximity to the townhouses. Chairman Hanson shared her concern and, noting that there is a floating park symbol in the master plan for the area, questioned the need for a basketball court. Park staff advised that no other land in the immediate area is available for recreational purposes and that on-site inspection led to the conclusion that relocation is advisable in order to spare a stand of large trees in the originally designated southern area of the tract. Vice Chairman Granke emphasized that recreational needs should be met.

With regard to landscape buffering of adjoining Parkside Condominium, Commissioner Krahnke suggested that approval be conditioned on adequate screening of Building 21.

Responding to Vice Chairman Granke, staff explained that proposed stream improvements are to be submitted to the Soil Conservation District and, if approved, will serve in lieu of on-site storm water management.

BOARD ACTION

6. MCPB PH on Preliminary Draft
Proposed Amendment to Bethesda-Chevy
Chase Master Plan re Professional
Offices on Old Georgetown Road

Motion: GRANKE/HEIMANN

Vote:

Yea: 5-0

Nay:

Other:

Action: AGREED THAT THE RECORD
REMAIN OPEN UNTIL NOVEMBER 28,
1980 AT 5:00 P.M.

7. MCPB PH re Findings on Possible
Historic Sites as Amendment to the
Historic Preservation Master Plan

Motion: SCHUMAN/HEIMANN

Vote:

Yea: 1) 5-0

Nay:

Other:

Action:

- 1) AGREED TO CLOSE THE RECORD AS
TO SITE NO. 12, WILD ACRES,
(GROSVENOR ESTATE), WITH INSTRU-
CTIONS TO STAFF TO REVIEW FOR
BUILDING PERMIT AS QUICKLY AS
POSSIBLE.

WITHOUT OBJECTION, AGREED TO
DECLARE THE HEARING CLOSED; AND
THE RECORD TO REMAIN OPEN UNTIL
DECEMBER 5, 1980 AT 5:00 P.M.,
WITH THE EXCEPTION OF SITE NO 12,
WILD ACRES (GROSVENOR ESTATE).