



Staff Report: Site Plan Amendment 82005009C, Woodcrest

MCPB ITEM #: _____

MCPB HEARING

DATE: July 30, 2009

REPORT DATE: July 20, 2009

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
 Robert Kronenberg, Supervisor *RK*
 Development Review Division

FROM: Joshua Sloan, Coordinator *JS*
 Development Review Division
 301.495.4597
 Joshua.Sloan@mncppc.org



APPLICATION DESCRIPTION:

Request to move several air conditioning units, which in turn reduces the side yard setbacks, on lots 11 through 19 and to alter the slab elevations and driveway grades on lots 45, 46, and 47. Project is located on MD 355 approximately 2,200 feet north of MD 121; Clarksburg Master Plan.

APPLICANT: Miller & Smith at Woodcrest, LLC

FILING DATE: June 25, 2009

RECOMMENDATION: Approval of the site plan amendment.

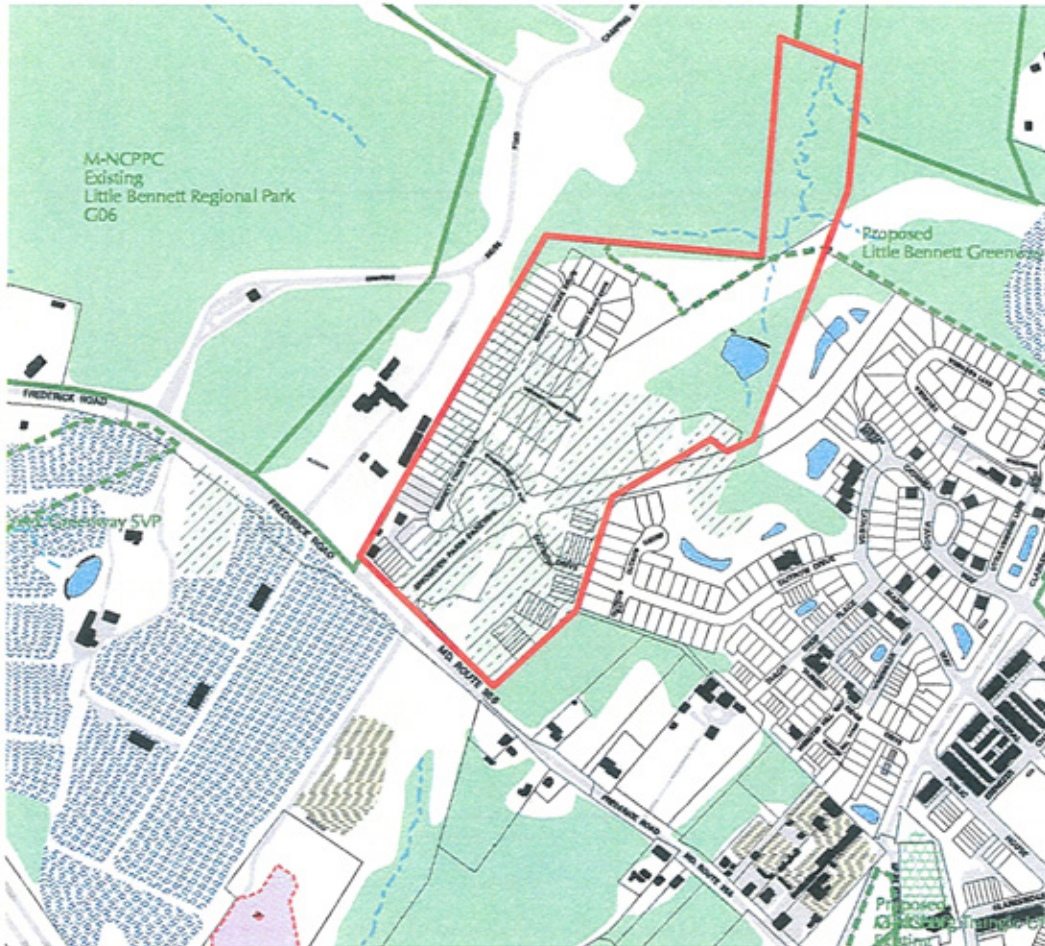
EXECUTIVE SUMMARY:

The amendment seeks to move the air conditioning units for lots 11-19 on Block B along Bennett Chase Drive. The side yard setbacks will be reduced from 4 feet to zero feet, which is allowed in the R-200 zone under the MPDU optional method of development (59-C-1.61). The foundation slabs for two lots will be raised one foot for geotechnical reasons and one garage elevation will be lowered to reduce the driveway slope and minimize the number of steps for a lead walk. Grading associated with these lots will be slightly modified to accommodate the changes.

SITE DESCRIPTION

Vicinity

The subject site is located on MD 355 approximately 2,200 feet north of MD 121 and is adjacent to the Little Bennett Regional Park.



Vicinity Map

Site Analysis

The subject site is currently being improved per Site Plan 82005009B. There are no known rare, threatened, or endangered species on site. There are no known historic properties or features on site.

AMENDMENT DESCRIPTION

Previous Approvals

Preliminary Plan

This plan is subject to the conditions of Preliminary Plan 120040190, which was approved for 52 one-family detached units and 34 townhouse units inclusive of 11 MPDUs on 47 acres zoned R-200/RDT on November 9, 2004.

Site Plan

Site Plan 820050090 was approved for 52 one-family detached units and 34 townhouse units inclusive of 11 MPDUs on 47 acres zoned R-200/RDT on February 8, 2005.

Site plan amendment 82005009A was approved on September 6, 2007 for modifications primarily to stormwater management facilities, Department of Parks requests, Fire Marshall requests, and for minor design changes.

Site plan amendment 82005009B was approved on December 24, 2008 for a number of modifications to street trees, lighting fixtures, trail materials, recreation details, and to add a stream restoration project.

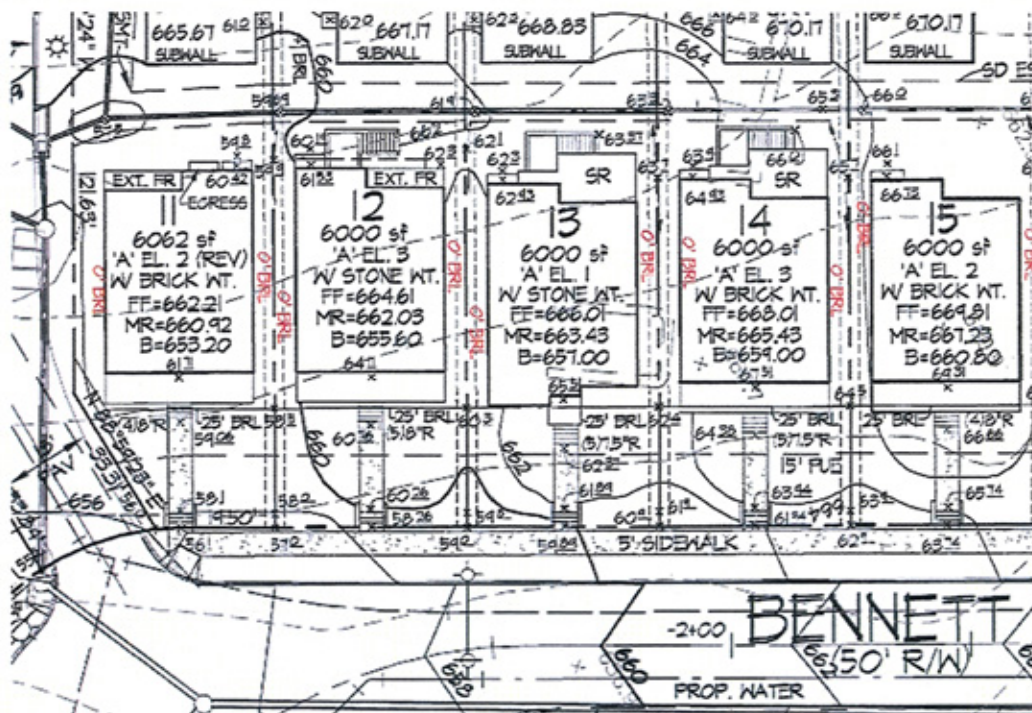
Conformance to Conditions of Approval

The proposed development must comply with the conditions of approval for the original Site Plan 820040090 as enumerated in the Planning Board Resolution dated February 8, 2005. There were no modifications or additions to the conditions by amendments 82005009A or 82005009B and there are none herein.

Description of Amendment[s]

The Applicant requests the following modifications to the Site Plan:

1. Revise side yard setback on single family detached lots 11 through 19 in Block B to accommodate the relocation of air conditioning units.



Example of Changes to Building Restriction Lines for Side Yards

2. Raise the slab elevations on lots 45 and 46 by one foot.
3. Lower the garage elevation on lot 47 to reduce the driveway slope below 12%.
4. Grading changes associated with the changes in the slab elevations.

PUBLIC NOTICE

A notice regarding the subject amendment was sent to all parties of record by the Applicant on June 19, 2009. The notice gave interested parties 15 days to review and comment on the amended site plan per Montgomery County Zoning Ordinance Section 59-D-3.7. Staff received one letter in support of the proposed amendment.

STAFF RECOMMENDATION

The proposed modifications to the site plan will not alter the overall character or impact of the development with respect to the original findings of approval. The air conditioning units were installed in the rear yard to comply with the approved plans, but have decreased efficiency and would be better suited on the side of the house. The building heights on the lots with changes to the slab elevations and grading will remain below the approved height of 40 feet. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood. Staff recommends approval of Site Plan Amendment 82005009C.

Date: July 16, 2009

To: Montgomery County Planning Board

Via: Robert Kronenberg

Robert.Kronenberg@mncppc-mc.org

Development Review Division

From: James R. Heintze

23714 Bennett Chase Drive

Clarksburg, Maryland 20871

Review Type: Site Plan Amendment

Case #: 82005009C

Project Name: Woodcrest

Applying for: Support reduction of side yard setbacks in order to install AC units

Location: Clarksburg, Maryland

Hearing date: July 30, 2009

We, James R. and Maria Heintze, owners of 23714 Bennett Chase Drive, are writing **in support** of the side yard setback for our property, one of several lots affected in this site plan amendment. The current location of the AC system (some 75 feet from our HVAC) exceeds the typical distance that HVAC specialists recommend; the system runs constantly during the summer and winter months in order to reach desired temperatures and therefore needlessly waists energy. Our electric bills have been excessive and are creating financial hardships that are extremely unfair to us during this time of economic crisis. We ask that you approve this site plan amendment.