



**Bradley Hills 1<sup>st</sup> Addition to Section 2, Preliminary Plan, 120140160**



Kathleen A. Reilly, AICP, Coordinator, Area 1, [kathy.reilly@montgomeryplanning.org](mailto:kathy.reilly@montgomeryplanning.org), (301) 495-4614



Elza Hisel-McCoy, Supervisor, Area 1, [elza.hisel-mccoy@montgomeryplanning.org](mailto:elza.hisel-mccoy@montgomeryplanning.org), (301) 495-2115

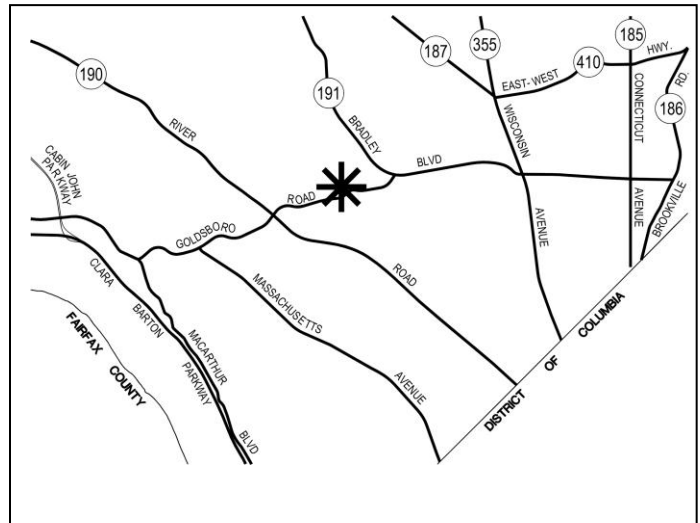


Robert A Kronenberg, Chief, Area 1, [robert.kronenberg@montgomeryplanning.org](mailto:robert.kronenberg@montgomeryplanning.org) (301) 495-2187

Staff Report Date: 1/30/15

**Description**

- Request: Re-subdivide existing lot into three lots
- Location: 5425 Goldsboro Road
- Size: 52,583 square feet
- Zone: R-90
- Master Plan: Bethesda-Chevy Chase (1990)
- Applicant: Susan Nemazee
- Filing date: March 19, 2014



**Summary**

- Staff recommendation: Approval with conditions of the submitted Preliminary Plan of Subdivision, Preliminary Forest Conservation and the associated variance request.

**RECOMMENDATION:** Approval of Bradley Hills 1<sup>st</sup> Addition to Section 2, Preliminary Plan No. 120140160, subject to the following conditions:

- 1) Approval under this Preliminary Plan is limited to 3 lots for 3 one-family dwelling units.
- 2) The certified Preliminary Plan must contain the following note:  
Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.
- 3) The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Service ("MCDPS") – Water Resources Section in its stormwater management concept letter dated September 16, 2014, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 4) The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated May 12, 2014, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 5) Prior to final inspection, the Applicant must construct a 5 foot wide sidewalk along the Goldsboro Road site frontage.
- 6) Prior to recordation of the plat, the Applicant must satisfy the provisions for access and improvements as required by MCDOT including the construction of a five (5) foot wide sidewalk along the property's frontage on Radnor Road, unless construction is waived by MCDPS.
- 7) Vehicular access for Lot 32 will be from Radnor Road only.
- 8) Prior to any clearing or grading within the project area, the Applicant must submit to M-NCPPC staff for approval of either a fee-in-lieu payment or certificate of compliance, which satisfies the 0.21 acre afforestation requirement.
- 9) The Subject Property is within the Walt Whitman School Cluster area. The Applicant must make a school facility payment to MCDPS at the middle and high school levels at the single-family detached unit rate for the two (2) net new units for which a building permit is issued. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code.
- 10) The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for eighty-five (85) months from the date of mailing of this Resolution.

**SITE DESCRIPTION**

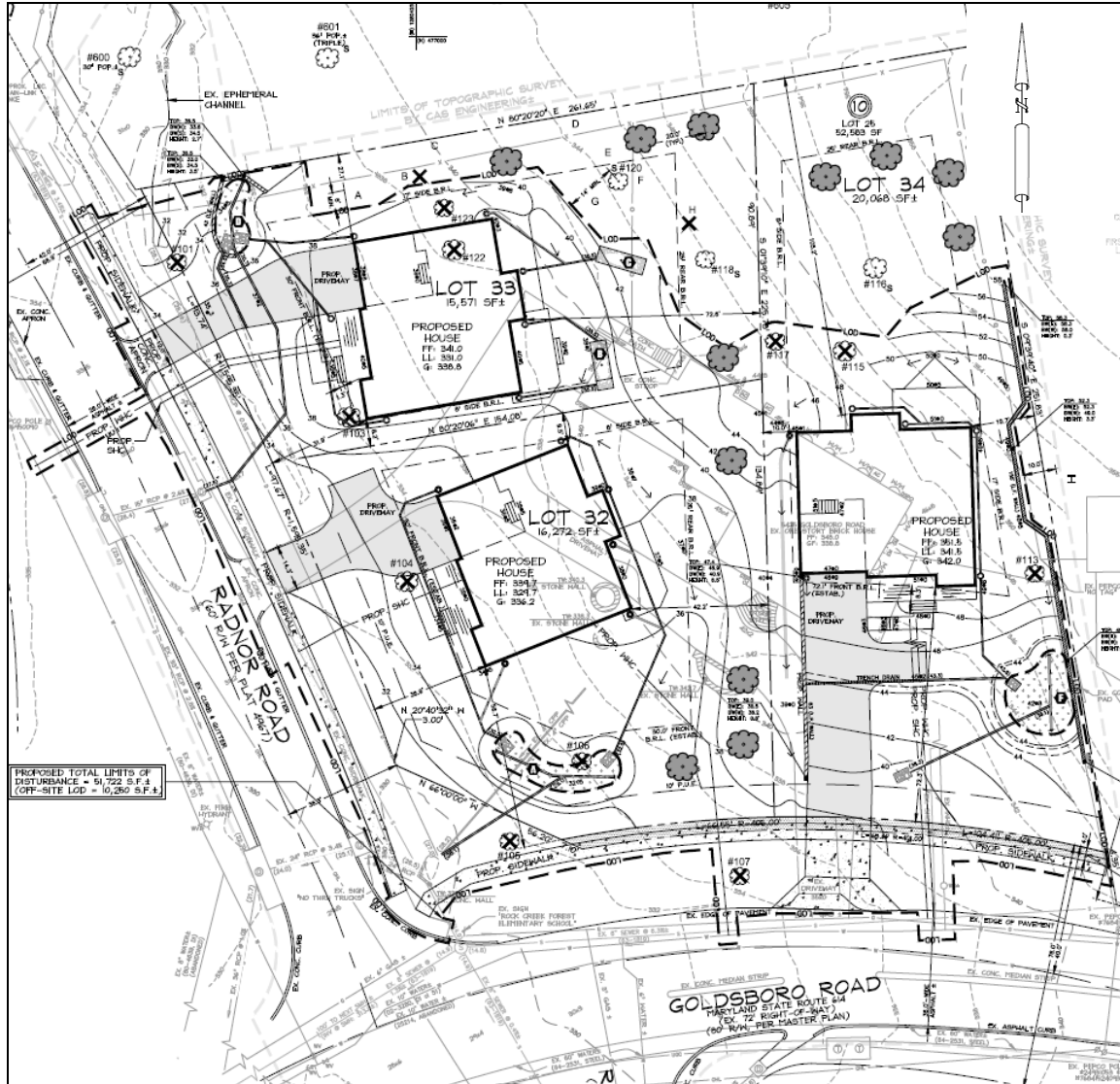
The subject property is a corner lot located at the northeast corner of the intersection of Goldsboro Road (MD 614) and Radnor Road and is identified as Lot 25, Block 10, in the Bradley Hills 1<sup>st</sup> Addition to Section 2 subdivision. The property contains approximately 52,583 square feet of land in the R- 90 Zone and has approximately 246 feet of frontage along MD 614 and 216 feet of frontage along Radnor Road. The property is developed with a one-family detached residence with a circular driveway that provides access onto both roadways. The site has a rolling terrain with many large trees and extensive vegetation. The surrounding properties are also zoned R-90 and developed with one-family detached dwelling units. The property is located in the Little Falls watershed.



*Subject property outlined in red*

## PROJECT DESCRIPTION

The Applicant is proposing to subdivide the subject site into 3 one-family lots. The three lots will range in size from 15,571 to 29,068 square feet. Proposed Lot 32 will have frontage on both Radnor Road and MD 614; however under this Preliminary Plan Lot 32 will have access to Radnor Road only. Proposed Lot 33 will have access from Radnor Road while proposed Lot 34 will have access from MD 614. The Applicant is proposing to place retaining walls along portions of the eastern and western property lines for proposed Lot 34.



Proposed Preliminary Plan

## **ANALYSIS AND FINDINGS**

### **Master Plan**

The property is located in the *1990 Bethesda Chevy Chase Master Plan* (Plan) area which does not specifically address the subject property. Generally, the Plan recommends retention of existing zoning throughout the Plan area in the absence of a specific recommendation for change on a particular property. In the case of the subject property, the Plan calls for retention of the existing R-90 zoning. The proposed subdivision complies with the recommendations adopted in the Plan as it proposes one-family residential development consistent with surrounding development patterns and the current zoning designation. The proposed residential lots will be similar to surrounding lots with respect to dimensions, orientation, and shape. The proposed subdivision will not alter the existing pattern of development or land use and is in substantial conformance with the Plan recommendation to maintain the existing land use.

### **Public Facilities : Transportation**

#### **Access and Circulation**

The site is located in the northeast quadrant of the intersection of MD 614 and Radnor Road. Currently, the site is improved with a one-family detached dwelling unit with vehicular access from both Radnor Road and MD 614 via two existing residential driveway aprons. Future vehicular access for two of the houses will be from the two existing-residential driveways, of which one is located on Goldsboro Road and other is located on Radnor Road. The other new residential driveway for proposed Lot 33 will be located on Radnor Road, approximately 65 feet north of the existing driveway on Radnor Road.

#### **Master Plan Roadways and Pedestrian/Bikeway Facilities**

The *1990 Bethesda Chevy Chase Master Plan* designates MD 614 as an arterial roadway (A-84) between River Road (MD 190) and Bradley Boulevard (MD 191) with a minimum right-of-way of 80 feet. Currently, MD 614 is improved as a two-lane divided roadway with a paved shoulder along the site's frontage. Radnor Road is not specifically discussed in the Master Plan or *2005 Countywide Bikeway Functional Master Plan*. The road is improved as a secondary residential roadway with a minimum right-of-way of 60 feet. Attachment A contains the MCDOT memo.

The *2005 Countywide Bikeways Functional Master Plan* recommends bicycle lanes (BL-1) on MD 614 between MacArthur Boulevard and Bradley Boulevard. Due to the limited site frontage, of approximately 200 feet, along MD 614, staff recommends that the bicycle lanes not be implemented as part of this Preliminary Plan. If the bicycle lanes were implemented along the site's frontage, the resulting interim bicycle facility would be discontinuous and potentially unsafe until the remainder of MD 614 is improved to continue the bicycle lanes. The proposed development will not preclude future installation of the bicycle lanes by others.

Transit service within the vicinity of the site, approximately 1,800 feet away, is located at the intersection of MD 614 and Bradley Boulevard. This distance represents approximately a 10 minute walk from the site which is served by the following route:



- Ride On 36 (Potomac to Bethesda Metrorail Station via Bradley Boulevard)

### Adequate Public Facilities Review

The estimated traffic impact of two new one-family dwelling units, exclusive of the existing one-family dwelling unit that will be replaced on the site, is two (2) AM peak-hour trips and two (2) PM peak-hour vehicular trips. As a result of this *de minimis* impact, this project is exempt from the Local Area Transportation Policy Review (LATR) and Transportation Policy Area Review (TPAR). The proposed development satisfies Adequate Public Facilities (APF) requirements and does not necessitate further traffic analysis. In consideration of the *de minimis* traffic impact and proposed site design, Staff concludes that the proposed development satisfies the LATR and TPAR requirements of the APF review and will provide safe, adequate, and efficient site access.

### Other Public Facilities and Services

Public facilities and services are available and will be adequate to serve the proposed development. The property will be served by public water and sewer systems. The application has been reviewed by the Montgomery County Fire and Rescue Service which has determined that the subject property has appropriate access for fire and rescue vehicles.

The property is located in the Walt Whitman School Cluster, which is presently operating over capacity at the middle and high school levels. There is an existing one-family dwelling on the site. The existing structure is subtracted from the total number of new units proposed by this application, resulting in the net number of two new units. The net number of new units is used in the application of the Adequate Public Facility Ordinance for schools, as the net represents the number of units new to the school system. According to the FY2015 Annual School Test, a school facility payment will be required on two (2) new net residential units at the middle and high school levels. Other public facilities and services, such as police stations, firehouses, and health services are available to serve the existing dwelling units. Electrical, gas, and telecommunications services are also available to serve the property.

### Environment

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) # [420140320](#) was approved for the site on October 28, 2013. There is no forest on-site; however, the property contains numerous trees, many of which are significant or specimen in size.

There are no streams or wetlands onsite but there is an ephemeral channel along the northwest corner of the subject property which drains into a culvert under Radnor Road. The ephemeral channel conveys water only in direct response to a rain event and is not considered to be a stream and does not have a stream buffer. The site is located within the Willet Branch Tributary which is located in the Little Falls watershed; a use I-P watershed<sup>1</sup>.

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<sup>1</sup>Use I-P:

WATER CONTACT RECREATION, PROTECTION OF AQUATIC LIFE, AND PUBLIC WATER SUPPLY

Waters that are suitable for: water contact sports: play and leisure time activities where the human body may come in direct contact with the surface water; fishing; the growth and propagation of fish (other than trout); other aquatic life, and wildlife; agricultural water supply; industrial water supply; and public water supply.

## Forest Conservation

There is no existing forest on-site, but the proposed subdivision is subject to a forest conservation plan and an afforestation requirement of 0.21 acres. Given the relatively small size of the property, due to the lack of environmentally sensitive areas, such as stream valley buffers, and the modest afforestation requirement, the Applicant proposes to satisfy the afforestation requirement by either a fee-in-lieu payment or the use of a forest conservation bank. Onsite mitigation of tree plantings for the removal of certain vegetation subject to a variance will be provided.

## Trees

The Application proposes to remove four specimen trees, ranging in size from 32" to 39.5" DBH, that are subject to a Forest Conservation Variance. The trees to be removed and the proposed redevelopment of the site are discussed below in further detail.

During review of the NRI/FSD, Staff identified several trees which posed a considerable hazard to the current residents of the existing house. These trees were documented in the approved NRI/FSD as having issues with hollowing, decay, and significant deadwood. Two of the larger trees included a 32" Red Oak and a 36" White Oak, which if not identified as hazardous would have been subject to a variance. Based on Staff's recommendation, the Applicant coordinated with the M-NCPPC forest conservation inspection staff to remove these trees. The trees were removed and are not included in the variance request, and there is no mitigation proposed for the removed trees.

Details of protection measures for the remaining trees on site will be fully addressed at the time of Final Forest Conservation Plan (FFCP) submission. The FFCP will specify supplemental measures for individual trees affected by the proposed work, including those trees subject to the variance. The Applicant's arborist prepared an interim report dated September 4, 2014, which specifies current recommendations for trees associated with the site. See Attachment B.

## **Forest Conservation Variance**

Section 22A-12(b)(3) of Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. Any impact to these trees, including removal of the subject tree or disturbance within the tree's critical root zone (CRZ), requires a variance. An Applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. The law requires no impact to trees that: measure 30 inches DBH or greater; are part of a historic site or designated with a historic structure; are designated as national, state, or county champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or to trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species. The proposed project includes disturbance within the CRZ of trees which are subject to a variance due to their size measuring 30 inches DBH or greater. The Applicant submitted the variance request package on December 2, 2014, for the impacts and removals of subject trees. The Applicant's request is to remove four trees and impact, but not remove, two trees are that are considered high priority for retention under Section 22A-12(b) (3) of the County Forest Conservation Law. Attachment C includes the Applicant's variance request.

**Table 1: Subject Trees to be Removed**

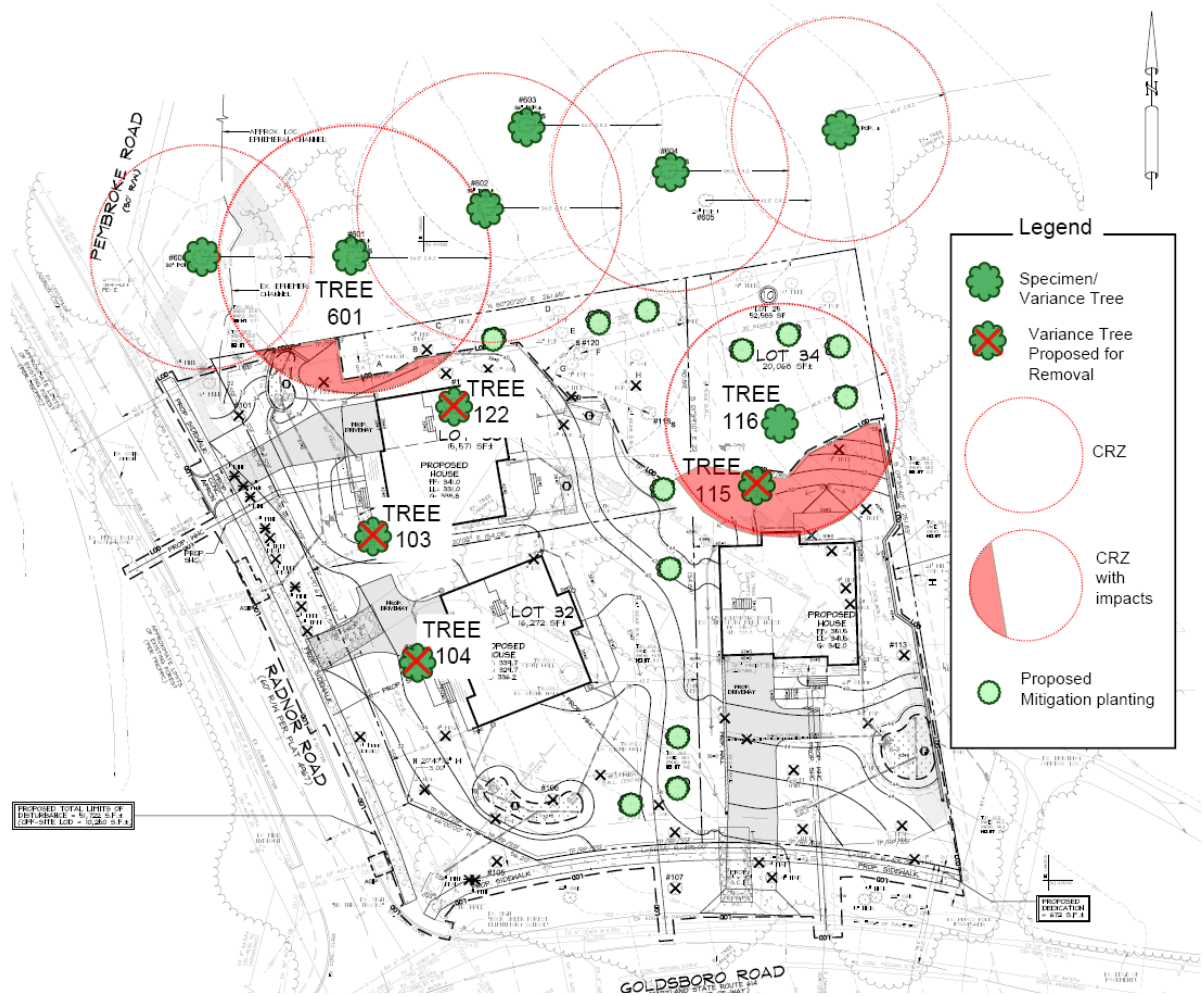
TREE NUMBER	TYPE	DBH	CONDITION	Percent of Impact
103	White Oak	32"	Good	100%
104	Silver Maple	37.5"	Good	100%
115	Red Oak	32"	Good	100%
122	Southern Red Oak	39.5"	Good	100%

**Table 2: Subject Trees to be Impacted but Retained**

TREE NUMBER	TYPE	DBH	CONDITION	Percent of CRZ Impacted by LOD
116	Red Oak	31"	Good/Save	32.0 %
601	Tulip Tree	36"	Good/Save	7.8 %

Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made by the Planning Board or Planning Director, as appropriate, in order for a variance to be granted. In addition to the required findings outlined numerically below, staff has determined that the Applicant has demonstrated that enforcement of the variance provision would result in an unwarranted hardship. The subject property has an area of 1.207 acres and five (5) specimen trees are located throughout the subject property with six (6) off-site specimen tree's critical root zones encroaching into the subject property. Any notable modification or replacement of the existing single family home or additional structures constructed on the subject property would likely result in impact to one, if not multiple, specimen trees regardless of a subdivision. Impacts, and therefore removal of several specimen trees, would be inevitable if the subject property is to be subdivided per the R-90 requirements. The graphic on the following page depicts the trees that are the subject of Applicant's variance request.





*Variance Request Trees to be Removed or Impacted*

Variance Findings – Staff has made the following determinations based on the required findings that granting of the requested variance:

1. *will not confer on the Applicant a special privilege that would be denied to other Applicants.*

The site contains a one- family residence which could be demolished and reconstructed on the subject property and cause similar or even greater impacts than the current proposal. The requested variance is based on achieving standard development allowed within the existing zoning and associated regulations Therefore, the variance request would be granted to any Applicant in a similar situation.

2. *is not based on conditions or circumstances which are the result of the actions by the Applicant.*

The requested variance is based on achieving standard development allowed within the existing zoning and associated regulations.

3. *is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.*

The requested variance is a result of the current application on the subject property and is not related to land or building use on a neighboring property.

4. *will not violate State water quality standards or cause measurable degradation in water quality.*

The Department of Permitting Services (DPS) staff approved the storm water management (SWM) concept for the project on September 16th, 2014. The SWM concept proposes to meet required storm water management goals by the use of micro-bioretenion and non-rooftop disconnect on each lot, and two drywells proposed for Lot 33. The DPS review and ultimate approval of the erosion and sediment control and storm water management plans will ensure that appropriate standards are met. The retained trees and replanting of mitigation trees will also help water quality goals by providing shading and water retention and uptake. Therefore, the project will not violate State water quality standards or cause measurable degradation in water quality.

### **County Arborist Recommendations**

In accordance with Montgomery County Code Section 22A-21(c), the Planning Department is required to refer a copy of the variance request to the County Arborist in the Montgomery County Department of Environmental Protection (DEP) for a recommendation prior to acting on the request. The request was forwarded to the County Arborist on December 3, 2014. The County Arborist issued a response to the variance request on December 8, 2014, and recommended the variance be approved with the condition that mitigation is provided. Additionally, the County Arborist provided general recommendations which include limiting soil compaction and the associated permanent impacts to CRZs by implementing tree protection techniques such as temporary protective matting. Attachment D contains the County Arborist's memo.

The trees subject to the variance that will be impacted and retained are appropriate candidates for safe retention and will receive adequate tree protection measures. No mitigation is recommended by staff for trees impacted but retained under the submitted Preliminary Plan.

### **Mitigation for Trees subject to the Variance Provisions**

There are four subject trees proposed for removal in association with the project. There will also be some disturbance to CRZs of another two subject trees that will be retained. Planting mitigation for the removals should be at a rate that approximates the form and function of the trees removed. Therefore, staff is recommending that replacement occur at a ratio of approximately 1" DBH for every 4" DBH removed, using trees that are a minimum of 3" DBH. This means that for the 141 diameter inches of trees to be removed, the Applicant should provide mitigation of 36 inches of caliper

replacements. Therefore the mitigation requirements would be satisfied by the planting of 12 (quantity) 3" caliper trees or an equivalent.

There is no proposed mitigation for the two otherwise subject trees which have already been removed due their hazardous conditions. The trees already removed would have triggered the requirement of six additional trees (for a total of 18 replacement trees). Furthermore, no planting mitigation is recommended by Staff for the trees impacted but retained.

Staff recommends the Planning Board approve the Applicant's request for a variance from Forest Conservation Law to remove four trees and impact, but retain, two subject trees associated with the site. The variance approval is assumed into the Planning Board's approval of the Forest Conservation Plan.

### Stormwater Management

DPS approved a stormwater management concept (No. 261695) for this project on September 16, 2014. The stormwater management concept meets required stormwater management goals through the use of micro-bioretenion and non-rooftop disconnect on each lot as well as two drywells for proposed Lot 33. Retained trees and replanting of mitigation trees will also achieve water quality goals by providing shading and water retention and uptake. A copy of the DPS letter is included as Attachment E.

### Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, Subdivision Regulations. The application meets all applicable sections, including the requirements for resubdivision as discussed in the subsequent sections. The proposed lot sizes, shape, orientation, alignment, width, and area are appropriate for the location of the subdivision given the recommendations of the *Bethesda-Chevy Chase Master Plan* for retention of the existing R-90 zoning and one-family residential development consistent with surrounding development patterns.

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, width, and setbacks in that zone. A summary of this review is included in Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

**Table 1: Preliminary Plan Data Table Revise**

<b>PLAN DATA</b>	<b>Zoning Ordinance Development Standard</b>	<b>Proposed for Approval by the Preliminary Plan</b>
Minimum Lot Area	9,000 sq. ft.	15,271 sq. ft.
Minimum Lot Width	75 ft.	93 ft.
Minimum Lot Frontage	25 ft.	93 ft.
Minimum Setbacks		
Front	30 ft. <sup>1</sup>	32 ft <sup>1</sup>
Side	8 ft. Minimum/25 ft. total	Must meet minimum <sup>2</sup>
Rear	25 ft. Minimum.	Must meet minimum <sup>2</sup>
Maximum Residential Dwelling Units	5	3
MPDUs	n/a	n/a
TDRs	n/a	n/a
Site Plan Required	No	n/a

<sup>1</sup> As determined by Section 59-A-5.33 (c) of the Zoning Ordinance that allows calculation of the established building line by averaging the setback of two adjoining residential lots.

<sup>2</sup> Final number to be determined by MCDPS at the time of building permit.

**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” for evaluating the application. In this instance, the Neighborhood selected by the Applicant, and agreed to by Staff, consists of 48 lots (See Attachment F). The neighborhood includes platted lots in the R-90 zone and in the vicinity of MD 614, Radnor and Pembroke Roads, Pembroke Terrace, Bradley Boulevard, and Goldsboro Court. The proposed lots will have access points on Radnor Road and MD 614. The designated neighborhood provides an adequate sample of lots and development patterns in the area. A tabular summary of the area based on the resubdivision criteria is included in Attachment G.

## C. Analysis

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

In performing the analysis, Staff applied the above-noted resubdivision criteria to the delineated neighborhood. The proposed lots are of the same character with respect to the resubdivision criteria as other lots within the defined neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-29(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

**Size:** Lot sizes in this neighborhood of 48 lots ranges from 10,238 square feet to 135,907 square feet:

- twenty-nine lots ranged from 10,000 square feet to 25,000 square feet;
- six lots range from 25,000 square feet to 40,000 square feet;
- eight lots range from 40,00 square feet to 55,000 square feet; and
- five lots are in excess of 55,000 square feet.

Proposed Lot 32, 33, and 34 will be 16,272 square feet, 15,571 square feet and 20,068 square feet, respectively. **The proposed lot sizes are in character with the size of existing lots in the neighborhood.**

**Buildable Area:** The buildable area for lots in the delineated neighborhood range from 2,684 square feet to 107,195 square feet:

- twenty-one lots have buildable areas of 2,500 to 7,500 square feet;
- eight lots have buildable areas that range from 7,500 square feet and 12,500 square feet;
- two lots range between 12,500 square feet and 17,500 square feet;
- three lots range from 17,500 square feet to 22,500 square feet;
- two lots range between 22,500 square feet and 27,500 square feet;
- six lots range from 27,500 to 32,500 square feet; and
- the remaining six lots have buildable areas in excess of 32,500 square feet.

Proposed lots 32 and 33 will fall within the 2,500 to 7,500 square foot range for buildable area which contains the largest number of existing lots in the neighborhood. Proposed lot 34 will have a buildable area of 10,627 square feet. **The proposed lots will be of the same character as other lots in the neighborhood with respect to buildable area.**

**Frontage:** Within the delineated neighborhood lot frontages range from 67 feet to 559 feet:

- sixteen lots range from 65 feet to 105 feet;
- eighteen lots have frontage from 105 feet and 145 feet;
- six lots have frontage from 145 and 185 feet;
- four lots have frontage from 185 feet to 225 feet;
- one lot has frontage from 225 feet to 265 feet; and
- 3 lots have frontage greater than 265 feet.

Proposed Lot 32 will have frontage of 101 feet, while proposed Lots 33 and 34 have frontages of 94 feet and 104 feet, respectively. **The proposed lots will be of the same character as other lots in the neighborhood with respect to frontage.**

**Shape:** The lots in the neighborhood consist of the following shapes: 41 lots are irregular and seven lots are rectangular. Proposed Lots, 32, 33, and 34 will be rectangular in shape. **The three proposed lots will be in character with shapes of the existing lots.**

**Alignment:** Of the 48 lots in the neighborhood, 34 lots are perpendicular and 14 are corner lots. Proposed Lots 33 and 34 are perpendicular while proposed Lot 32 is a corner lot. **The proposed lots are of the same character as existing lots with respect to the alignment criteria.**

**Width:** Lots in the neighborhood range from approximately 90 feet to 565 feet in width at the building line:

- sixteen lots range from 90 to 105 feet;
- twelve lots range from 105 feet to 120 feet;
- five lots range from 120 feet to 135 feet;
- one lot has a width between 135 feet and 150 feet;
- three lots range from 150 feet to 165 feet;
- four lots range from 165 feet to 180 feet; and
- seven lots are in excess of 200 feet in width.

Proposed Lot 32 has a width of 111 feet, while proposed lots 33 and 34 have lot widths of 104 feet and 114 feet, respectively. **The proposed lots will be in character with existing lots in the neighborhood with respect to width.**

**Suitability for Residential Use:** The existing and the proposed lots are zoned residential. Currently, a one-family detached house is contained on the property and the land is suitable for residential use. **The proposed lots will be in character with the existing lots in the neighborhood with respect to suitability for residential uses.**

### **Citizen Correspondence and Issues**

The applicant conducted a pre-submission community meeting with affected residents on February 27, 2014.. To date, Staff has not received any community correspondence on the submitted Preliminary Plan.

### **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 three proposed lots are of the same character as the existing lots in the defined neighborhood with respect to the subdivision criteria.

The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conforms to the recommendations of the *1990 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 at the beginning of this staff report is recommended.

**Attachments**

Attachment A – MCDOT memo

Attachment B– Applicant’s Arborist Report

Attachment C – Applicant’s Variance Request

Attachment D – County Arborist Memo

Attachment E - MCDPS Stormwater Management Concept Approval Letter

Attachment F – Neighborhood Map

Attachment G – Resubdivision Data Table





DEPARTMENT OF TRANSPORTATION

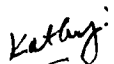
Isiah Leggett  
County Executive

Arthur Holmes, Jr.  
Director

May 12, 2014

Ms. Kathleen A. Reilly, Planner Coordinator  
Area 1 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120140160  
Bradley Hills, 1<sup>st</sup> Addition to Section 2

  
Dear Ms. Reilly:

We have completed our review of the preliminary plan dated March 19, 2014. This plan was reviewed by the Development Review Committee at its meeting on May 5, 2014. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Show all existing planimetric and topographic details which should include all existing driveways opposite the development on Radnor Road and the label the unidentified road intersecting with Goldsboro Road on the preliminary plan.
2. Label and dimension the width of proposed driveways and the existing sidewalk.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. The submitted storm drain analysis has been approved with no significant impacts on the existing downstream public storm drain system in the pre and post-development conditions. We also concur that although the existing 15-inch RCP at study point A is inadequate in pre and post development. The decrease in flow by 1.22cfs for post-development eliminates requirements by this development to replace the existing pipe.
5. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.

**Division of Traffic Engineering and Operations**

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878  
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080  
trafficops@montgomerycountymd.gov

6. Access and improvements along Goldsboro Road (MD 614) as required by the Maryland State Highway Administration. We support construction of a five (5) foot wide sidewalk across the Goldsboro Road (MD 614) site frontage.
7. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
8. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with Brett Linkletter, Chief of the Division of Highway Services, Tree Maintenance Section at (240) 777-7651.
9. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:

\* **NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**

- A. Across Radnor Road site frontage, widen the existing sidewalk to five (5) feet.
- B. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- C. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
- D. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Monet L. Lea, our Development Review Area Engineer for this project at [monet.lea@montgomerycountymd.gov](mailto:monet.lea@montgomerycountymd.gov) or (240) 777-2197.

Sincerely,



Gregory M. Leck, Manager  
Development Review Team

Ms. Kathleen A. Reilly  
Preliminary Plan No.120140160  
May 12, 2014  
Page 3

Enclosures

cc: Susan Nemazee  
Brent Allgood; CAS Engineering  
Preliminary Plan folder  
Preliminary Plan letters notebook

cc-e: Catherine Colon; M-NCPPC DARC  
Matt Folden; M-NCPPC Area 1  
Atiq Panjshiri; MCDPS RWPR  
Sam Farhadi; MCDPS RWPR  
Monet L. Lea; MCDOT DTEO



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: BRADLEY HILLS, 1ST ADD. SEC. 2 / LOT 32 Preliminary Plan Number: 1-20140160

Street Name: RADNOR ROAD Master Plan Road Classification: SECONDARY RESIDENTIAL ST.

Posted Speed Limit: 25 mph

Street/Driveway #1 (RADNOR ROAD / LOT 32) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>635</u>	YES ✓	Right _____	_____
Left <u>160</u>	YES * ✓	Left _____	_____

Comments: EX. D/W TO REMAIN FOR ACCESS TO LOT 32.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\*VISIBILITY TO INTERSECTION WITH GOLDSBORO RD

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 36	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(65)	650'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

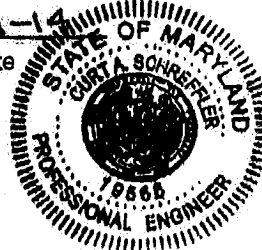
\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Curt Schreffler  
 Signature

3-9-14  
 Date



19568  
 PLS/P.E. MD Reg. No.

<b>Montgomery County Review:</b>	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By:	<u>gmel</u>
Date:	<u>5/12/14</u>

Form Reformatted:  
 March, 2000



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: BRADLEY HILLS, 1ST ADD. SEC. 2/ LOT 33 Preliminary Plan Number: 1- 20140160

Street Name: RADNOR ROAD Master Plan Road Classification: SECONDARY RESIDENTIAL ST

Posted Speed Limit: 25 mph

Street/Driveway #1 (RADNOR ROAD / LOT 33) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet) OK?  
 Right 565 YES ✓  
 Left 215 YES ✓

Sight Distance (feet) OK?  
 Right \_\_\_\_\_  
 Left \_\_\_\_\_

Comments: \_\_\_\_\_

Comments: \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
<b>Secondary - 30</b>	<b>200'</b>
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

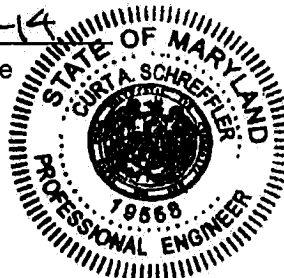
\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Curt Schreffler  
 Signature

3-4-14  
 Date



19568  
 PLS/P.E. MD Reg. No.

<b>Montgomery County Review:</b>	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By:	<u>[Signature]</u>
Date:	<u>5/12/14</u>



*Zimar & Associates, Inc.*

*10105 Residency Road  
Suite 207  
Manassas, VA 20110  
703.331.3731 Fax: 703.331.1359*

September 4, 2014

CAS Engineering  
Jeffery Robertson  
108 W. Ridgeville Blvd, Suite 101  
Mount Airy, MD 21771

**RE: 5425 Goldsboro Road, Bethesda, MD 20817 Tree Preservation Issues Regarding Specific Trees**

Dear Mr. Robertson:

As a result of our site visit to review the property and trees at **5425 Goldsboro Road, Bethesda, MD 20817** and subsequent modifications to the grading plan proposed for the property I am confident the trees we reviewed can be adequately preserved. Following is a brief discussion of the circumstances and changes that helped me reach this conclusion:

All of the trees labeled A through I are in relatively good condition with good vigor and few problems, except the tree labeled B which should be removed. In other words the trees, with the exception of tree B are good candidates for preservation.

While in the field we discussed specific opportunities to adjust the limits and give ample space for the preservation of these trees. While we were not, in most cases, able to provide for the preservation of the entire root zones, we were able to adjust the limits enough to preserve the root plates and keep the trees stable. This will allow for their preservation without them becoming an immediate safety risk of any significance. This along with the following recommendations will provide a high level of expectations that they can be managed and preserved. The plans you forwarded on August 26, 2014 have incorporated the changes we discussed.

Additionally, the following activities should be completed on the trees to further improve their condition and increase their potential for long term survival:

1. Provide for root pruning and protective fencing at the LOD.
2. Mulch the trees at least along the LOD and preferably with an area of mulch that extends six inches from the trunk for each inch of trunk diameter. Depth of the

mulch should be four inches. Mulch may be recycled material from chipping or grinding trees during clearing operations or commercial grade mulch.


3. Treat trees E, F, G, and I with Cambistat to reduce the stress associated with root loss.
4. Treat all the trees with a preventative borer insecticide.
5. Make certain trees are well watered throughout the development process and for several years following construction.

These items along with the modifications that were made will provide a very high level of expectations regarding their preservation in conjunction with the plans being proposed. Please contact me if you have any questions.

Respectfully,



Donald E. Zimar  
RCA #446



Digitally signed by Don Zimar  
DN: cn=Don Zimar, o, ou, email=dzimar@zimarinc.com,  
c=US  
Date: 2014.09.04 09:14:22 -04'00'





Experience you can build on.

108 w. ridgeville blvd., suite 101  
 mount airy, maryland 21771  
 office 301.607.8031  
 fax 301.607.8045  
 info@casengineering.com  
 www.casengineering.com

civil • surveying • land planning

November 3, 2014

M-NCP&PC  
 Development Review Division  
 8787 Georgia Avenue, 2<sup>nd</sup> Floor  
 Silver Spring, MD 20910

Attn: Planning Area 1 Reviewer

Re: **CAS Job No. 13-016**  
**5425 Goldsboro Road, Bethesda, MD 20817**  
**Bradley Hills, 1<sup>st</sup> Addition to Section 2, Lot 25, Block 10 (Proposed Lots 32 - 34)**  
**Forest Conservation (Chapter 22A) Variance Request (REVISED)**

Dear Planning Area 1 Reviewer:

This letter is intended to serve as the Forest Conservation Variance Request pursuant to Section 22A-21 of the Montgomery County Code. The Preliminary Forest Conservation Plan is attached hereto for your review and approval.

Variance Justification

The applicant, Susan Nemazee, is requesting a variance for the impact / removal of several specimen trees located at and near 5425 Goldsboro Road, Bethesda, MD 20817 (Lot 25, Block 10, Bradley Hills, 1<sup>st</sup> Addition to Section 2). The property is comprised of 1.207 acres (52,583 sq. ft.) of land and is currently improved with a single-family home, asphalt driveway and associated appurtenances. The property is zoned R-90 and is bounded by Goldsboro Road to the south, Radnor Road to the west, and residential properties to the north and east. The topography slopes moderately from the northeast to southwest at about 11%. A small portion of steep slopes ( $\geq 25\%$ ) exist on-site. They are located along the eastern property line and northeast of the existing house. Five specimen trees are located on-site. There is no forest on-site. The property is subject to a Preliminary Plan of Subdivision of which three new lots are proposed.

Single-family homes are proposed for each of the three lots. A Reforestation / afforestation requirement of 0.21 acres applies to the proposed development and will be provided through an offsite easement or fee in lieu.

Six (6) trees are included in this variance request, five (5) of which are located on-site. On-site trees 103, 104, 115 and 122 are proposed for removal due to their proximity to the proposed houses and necessary grading. The four (4) specimen trees to be removed are in good condition. The fifth on-site specimen tree, #116, will be impacted by the limits of disturbance. The condition of the tree is good and 32% of the critical root zone will be disturbed. One (1) off-site specimen tree is impacted by the proposed limits of disturbance (7.8% of CRZ disturbed). The critical root zones of five (5) off-site trees will not be impacted by the proposed limits of disturbance. The following charts indicate the specific amount of root zone disturbance to each of the six specimen trees.

In summary, the applicant is requesting a variance for the impact to six (6) specimen trees, of which four (4) are proposed for removal.

**Specimen Trees Proposed for Removal**

Tree No.	Common Name	Botanical Name	D.B.H.	C.R.Z. Radius	C.R.Z. Area	% C.R.Z. Area Disturbed	Condition
103	White Oak	<i>Quercus alba</i>	32 in.	48.0 feet	7,238 s.f.	REMOVE	Good (Remove)
104	Silver Maple	<i>Acer saccharinum</i>	37.5 in.	56.3 feet	9,958 s.f.	REMOVE	Good (Remove)
115	Red Oak	<i>Quercus rubra</i>	32 in.	48.0 feet	7,238 s.f.	REMOVE	Good (Remove)
122	Southern Red Oak	<i>Quercus falcata</i>	39.5 in.	59.3 feet	11,047 s.f.	REMOVE	Good (Remove)

**Specimen Trees to be Saved – Impacted**

Tree No.	Common Name	Botanical Name	D.B.H.	C.R.Z. Radius	C.R.Z. Area	% C.R.Z. Area Disturbed	Condition
116	Red Oak	<i>Quercus rubra</i>	31 in.	46.5 feet	6,793 s.f.	32.0%	Good / Save
601	Tulip Poplar	<i>Liriodendron tulipifera</i>	36 in.	54.0 feet	9,161 s.f.	7.8%	Good / Save

In accordance with Section 22A-21(b) of the Forest Conservation Law, the following is a description of the application requirements:

1. Describe the special conditions peculiar to the property which would cause the unwarranted hardship.

The subject property has an area of 1.207 acres and no forest exists on-site. Although there is no forest, five (5) specimen trees are located throughout the subject property with six (6) off-site specimen tree’s critical root zones encroaching into the subject property. Any notable modification or replacement of the existing single family home or additional structures constructed on the subject property would likely result in impact to one, if not multiple, specimen trees regardless of a subdivision. Impacts, and therefore removal of several specimen trees, would be inevitable if the subject property is to be subdivided per the R-90 requirements.

2. Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas.

Four (4) trees 103, 104, 115 and 122 are located within or near the buildable areas of the proposed lots. Trees 115, 116 and 122 are located wholly within the buildable envelopes of the proposed lots. Trees 103 and 104 are located just outside of the front building restriction line of Lots 32 and 33. Saving these trees would require preserving a substantial amount of their critical root zones and as such would greatly diminish development opportunities as permitted under R-90 zoning.

3. Verify that State water quality standards will not be avoided or that a measurable degradation in water quality will not occur as a result of the granting of the variance.

A Stormwater Management (SWM) Concept Plan was approved on September 16<sup>th</sup>, 2014 by Montgomery County Department of Permitting Services. The SWM Concept Plan will ensure that water quality standards



will be met in accordance with State and County criteria. All applicable stormwater management requirements have been addressed and met. Trees proposed for mitigation and those not removed will help improve the water quality. None of the subject trees are located within streams, wetlands, floodplains, or associated buffers.

*4. Provide any other information appropriate to support the request.*

The forest conservation requirements resulting from the redevelopment of this site will be met through a 0.21-acre off-site forest conservation easement or fee in lieu payment. Furthermore, twelve (12) native trees are proposed as mitigation for the removal of trees 103, 104, 115, and 122. None of the subject trees either proposed for removal or impacted are rare, threatened, or endangered, per the Maryland Nongame and Endangered Species Conservation Act. The property is not part of a historic site nor does it contain any historic structures. Specimen tree loss is often unavoidable when developing small properties under similar zoning criteria.

In accordance with Section 22A-21(d) of the Forest Conservation Law, the following is a description of the minimum criteria necessary for granting a variance. A variance may not be granted unless the following conditions are achieved. Granting the variance....

*1. Will not confer on the applicant a special privilege that would be denied to other applicants;*

Granting the variance will not confer a special privilege as the removal and/or disturbance of the specimen trees noted above is the minimum necessary in order to redevelop the property under R-90 zoning, to meet State and County stormwater management requirements and to ensure proper drainage on each of the proposed lots. Furthermore, the loss of certain trees and the need for a variance is often necessary and unavoidable in order to develop single-family homes on a high-density residential property with existing tree cover and in accordance with County criteria.

*2. Is not based on conditions or circumstances which result from the actions by the applicant;*

The requested variance is not based on conditions or circumstances which are the result of actions by the applicant. The variance is necessitated by R-90 zoning requirements, site topography, required BMP's for stormwater management, necessary grading and reasonable site appurtenances for the use and enjoyment of the property as well as the proximity of subject trees to buildable areas of the lots.

*3. Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property;*

The requested variance is necessitated by R-90 zoning requirements, site topography, required BMP's for stormwater management, necessary grading and reasonable site appurtenances for the use and enjoyment of the property and is not a result of land or building use on a neighboring property.

4. *Will not violate State water quality standards or cause measurable degradation in water quality.*

The requested variance will not violate State water quality standards or cause measurable degradation in water quality. The specimen trees being removed or impacted are not within a stream buffer or a special protection area. A Stormwater Management (SWM) Concept Plan was approved on September 16<sup>th</sup>, 2014 by Montgomery County Department of Permitting Services. Furthermore, trees proposed as mitigation will provide shade, water uptake, and water retention.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,



Jeffrey A. Robertson  
Senior Project Manager  
DNR/COMAR 08.19.06.01, Qualified Professional



## DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Fariba Kassiri  
Acting Director

December 8, 2014

Casey Anderson, Chair  
Montgomery County Planning Board  
Maryland National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RE: Bradley Hills – 1<sup>st</sup> Addition to Section 2, ePlans 120140160, NRI/FSD application accepted on 8/14/2014

Dear Mr. Anderson:

All applications for a variance from the requirements of Chapter 22A of the County Code submitted after October 1, 2009 are subject to Section 22A-12(b)(3). Accordingly, given that the application for the above referenced request was submitted after that date and must comply with Chapter 22A, and the Montgomery County Planning Department (“Planning Department”) has completed all review required under applicable law, I am providing the following recommendation pertaining to this request for a variance.

Section 22A-21(d) of the Forest Conservation Law states that a variance must not be granted if granting the request:

1. Will confer on the applicant a special privilege that would be denied to other applicants;
2. Is based on conditions or circumstances which are the result of the actions by the applicant;
3. Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or
4. Will violate State water quality standards or cause measurable degradation in water quality.

Applying the above conditions to the plan submitted by the applicant, I make the following findings as the result of my review:

1. The granting of a variance in this case would not confer a special privilege on this applicant that would be denied other applicants as long as the same criteria are applied in each case. Therefore, the variance can be granted under this criterion.
2. Based on a discussion on March 19, 2010 between representatives of the County, the Planning Department, and the Maryland Department of Natural Resources Forest Service, the disturbance of trees, or other vegetation, as a result of development activity is not, in and of itself, interpreted as a condition or circumstance that is the result of the actions by the applicant. Therefore, the

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**Division of Environmental Policy & Compliance**

variance can be granted under this criterion, as long as appropriate mitigation is provided for the resources disturbed.

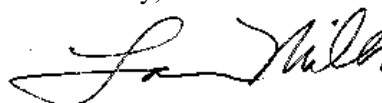
3. The disturbance of trees, or other vegetation, by the applicant does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property. Therefore, the variance can be granted under this criterion.
4. The disturbance of trees, or other vegetation, by the applicant will not result in a violation of State water quality standards or cause measurable degradation in water quality. Therefore, the variance can be granted under this criterion.

Therefore, I recommend a finding by the Planning Board that this applicant qualifies for a variance conditioned upon the applicant mitigating for the loss of resources due to removal or disturbance to trees, and other vegetation, subject to the law based on the limits of disturbance (LOD) recommended during the review by the Planning Department. In the case of removal, the entire area of the critical root zone (CRZ) should be included in mitigation calculations regardless of the location of the CRZ (i.e., even that portion of the CRZ located on an adjacent property). When trees are disturbed, any area within the CRZ where the roots are severed, compacted, etc., such that the roots are not functioning as they were before the disturbance must be mitigated. Exceptions should not be allowed for trees in poor or hazardous condition because the loss of CRZ eliminates the future potential of the area to support a tree or provide stormwater management. Tree protection techniques implemented according to industry standards, such as trimming branches or installing temporary mulch mats to limit soil compaction during construction without permanently reducing the critical root zone, are acceptable mitigation to limit disturbance. Techniques such as root pruning should be used to improve survival rates of impacted trees but they should not be considered mitigation for the permanent loss of critical root zone. I recommend requiring mitigation based on the number of square feet of the critical root zone lost or disturbed. The mitigation can be met using any currently acceptable method under Chapter 22A of the Montgomery County Code.

In the event that minor revisions to the impacts to trees subject to variance provisions are approved by the Planning Department, the mitigation requirements outlined above should apply to the removal or disturbance to the CRZ of all trees subject to the law as a result of the revised LOD.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,



Laura Miller  
County Arborist

cc: Marco Fuster, Senior Planner



## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

September 16, 2014

Mr. Brent Allgood  
CAS Engineering  
108 W. Ridgeville Boulevard  
Mount Airy, Maryland 21771

Re: Stormwater Management **CONCEPT** Request  
for Bradley Hills, Section 2  
Preliminary Plan #:  
SM File #: 261695  
Tract Size/Zone: 1.207 acres / R-90  
Total Concept Area: 1.37 Acres  
Lots/Block: 25/10 (Proposed 32 - 24)  
Parcel(s): na  
Watershed: Little Falls Branch

Dear Mr. Allgood:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via Environmental Site Design (ESD). ESD will be provided separately for each lot. Micro-biorention and non-rooftop disconnect will be utilized on each lot. Additionally, two drywells are proposed for Lot 33.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located

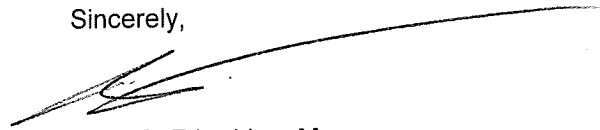


Mr. Brent Allgood  
September 16, 2014  
Page 2

outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Ellen Rader at 240-777-6336.

Sincerely,

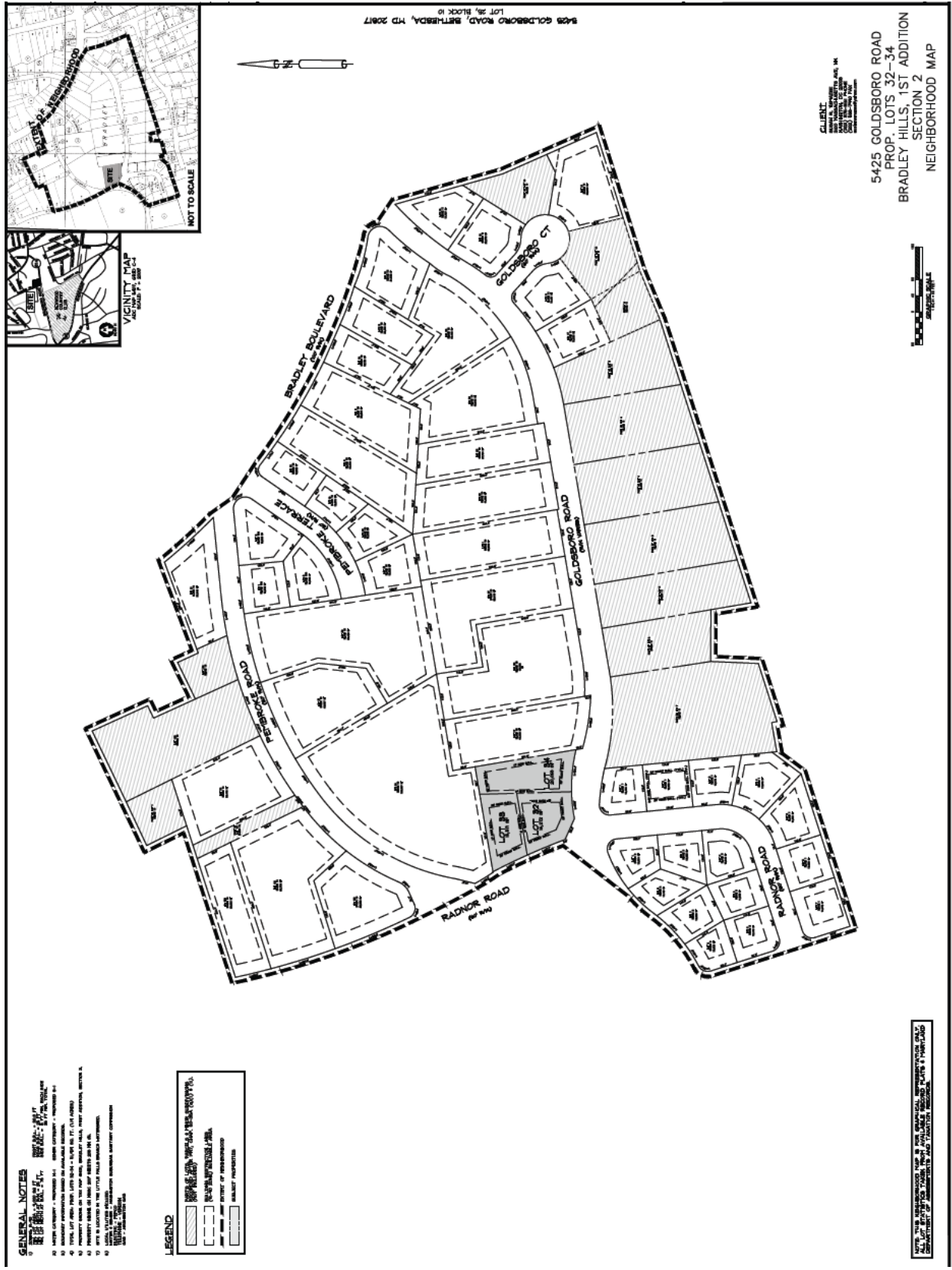


Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: me CN261695.BradleyHills3.EBR

cc: C. Conlon  
SM File # 261695

ESD Acres:	1.37
STRUCTURAL Acres:	0
WAIVED Acres:	0



CLIENT:  
 5425 GOLDSBORO RD, #K  
 BETHESDA, MD 20817  
 301.278.1234

5425 GOLDSBORO ROAD  
 PROP. LOTS 32-34  
 BRADLEY HILLS, 1ST ADDITION  
 SECTION 2  
 NEIGHBORHOOD MAP



**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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9. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

**LEGEND**

[Symbol]	EXISTING LOT LINES
[Symbol]	PROPOSED LOT LINES
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE FINAL PLAN SHALL BE THE ONE APPROVED BY THE DISTRICT OF COLUMBIA DEPARTMENT OF PLANNING AND ZONING.

**PROPOSED LOTS 32-34**

5425 Goldsboro Road

CAS Project No. 13-016

Comparable Lot Data Table - Sorted by Lot Size, Largest to Smallest

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width	Area
24	10	BRADLEY HILLS, 1ST ADD, SEC 2	559 Feet	CORNER	135,907 S.F.	IRREGULAR	565 Feet	107,195 S.F.
30	10	BRADLEY HILLS, SECTION 2	173 Feet	PERPENDICULAR	84,159 S.F.	IRREGULAR	168 Feet	62,844 S.F.
26	10	BRADLEY HILLS, 1ST ADD, SEC 2	219 Feet	PERPENDICULAR	69,609 S.F.	IRREGULAR	219 Feet	47,994 S.F.
121	14	BRADLEY HILLS, SECTION 2	317 Feet	PERPENDICULAR	66,779 S.F.	IRREGULAR	326 Feet	46,643 S.F.
27	10	BRADLEY HILLS, 1ST ADD, SEC 2	129 Feet	PERPENDICULAR	60,444 S.F.	IRREGULAR	129 Feet	39,981 S.F.
73	14	BRADLEY HILLS, SECTION 2	170 Feet	PERPENDICULAR	53,445 S.F.	IRREGULAR	170 Feet	29,103 S.F.
29	10	BRADLEY HILLS, SECTION 2	226 Feet	PERPENDICULAR	45,542 S.F.	IRREGULAR	214 Feet	32,650 S.F.
28	10	BRADLEY HILLS, 1ST ADD, SEC 2	269 Feet	PERPENDICULAR	45,446 S.F.	IRREGULAR	251 Feet	28,647 S.F.
31	10	BRADLEY HILLS, SECTION 2	206 Feet	PERPENDICULAR	43,667 S.F.	IRREGULAR	200 Feet	29,580 S.F.
1	10	BRADLEY HILLS, 1ST ADD, SEC 2	116 Feet	PERPENDICULAR	43,560 S.F.	RECTANGULER	116 Feet	27,754 S.F.
6	10	BRADLEY HILLS, 1ST ADD, SEC 2	106 Feet	PERPENDICULAR	43,560 S.F.	IRREGULAR	108 Feet	28,800 S.F.
17	10	BRADLEY HILLS, 1ST ADD, SEC 2	132 Feet	PERPENDICULAR	43,560 S.F.	IRREGULAR	133 Feet	29,321 S.F.
22	10	BRADLEY HILLS, 1ST ADD, SEC 2	118 Feet	PERPENDICULAR	41,253 S.F.	IRREGULAR	118 Feet	27,405 S.F.
5	10	BRADLEY HILLS, 1ST ADD, SEC 2	120 Feet	PERPENDICULAR	39,204 S.F.	IRREGULAR	122 Feet	25,509 S.F.
23	10	BRADLEY HILLS, 1ST ADD, SEC 2	114 Feet	PERPENDICULAR	37,704 S.F.	IRREGULAR	98 Feet	19,601 S.F.
119	14	BRADLEY HILLS, SECTION 2	222 Feet	CORNER	35,388 S.F.	IRREGULAR	219 Feet	18,974 S.F.
13	11	BRADLEY HILLS, 1ST ADD, SEC 2	67 Feet	PERPENDICULAR	28,829 S.F.	IRREGULAR	102 Feet	19,154 S.F.
120	14	BRADLEY HILLS, SECTION 2	90 Feet	PERPENDICULAR	28,503 S.F.	IRREGULAR	90 Feet	17,019 S.F.
21	14	BRADLEY HILLS, 1ST ADD, SEC 2	163 Feet	CORNER	27,840 S.F.	IRREGULAR	150 Feet	12,946 S.F.
12	10	BRADLEY HILLS, 1ST ADD, SEC 2	176 Feet	CORNER	24,552 S.F.	IRREGULAR	169 Feet	11,395 S.F.
15	11	BRADLEY HILLS, 1ST ADD, SEC 2	131 Feet	CORNER	20,370 S.F.	IRREGULAR	135 Feet	9,486 S.F.
11	10	BRADLEY HILLS, 1ST ADD, SEC 2	100 Feet	PERPENDICULAR	20,319 S.F.	IRREGULAR	98 Feet	10,989 S.F.
34	10	BRADLEY HILLS, 1ST ADD, SEC 2	104 Feet	PERPENDICULAR	20,068 S.F.	IRREGULAR	100 Feet	10,627 S.F.
11	11	BRADLEY HILLS, 1ST ADD, SEC 2	107 Feet	CORNER	19,461 S.F.	IRREGULAR	116 Feet	8,575 S.F.
2	10A	BRADLEY HILLS, 1ST ADD, SEC 2	135 Feet	CORNER	18,899 S.F.	IRREGULAR	166 Feet	7,031 S.F.
10	10	BRADLEY HILLS, 1ST ADD, SEC 2	101 Feet	PERPENDICULAR	18,132 S.F.	IRREGULAR	99 Feet	9,547 S.F.
16	11	BRADLEY HILLS, 1ST ADD, SEC 2	172 Feet	PERPENDICULAR	17,787 S.F.	IRREGULAR	151 Feet	8,467 S.F.
4	1	KENWOOD, SECTION 7	76 Feet	PERPENDICULAR	17,073 S.F.	IRREGULAR	93 Feet	8,509 S.F.
17	11	BRADLEY HILLS, 1ST ADD, SEC 2	100 Feet	PERPENDICULAR	16,590 S.F.	IRREGULAR	103 Feet	8,184 S.F.
32	10	BRADLEY HILLS, 1ST ADD, SEC 2	101 Feet	CORNER	16,272 S.F.	IRREGULAR	124 Feet	6,891 S.F.
3	10A	BRADLEY HILLS, 1ST ADD, SEC 2	183 Feet	PERPENDICULAR	16,256 S.F.	IRREGULAR	163 Feet	6,681 S.F.
21	10	BRADLEY HILLS, 1ST ADD, SEC 2	87 Feet	PERPENDICULAR	15,695 S.F.	IRREGULAR	96 Feet	7,466 S.F.
33	10	BRADLEY HILLS, 1ST ADD, SEC 2	94 Feet	PERPENDICULAR	15,571 S.F.	RECTANGULER	94 Feet	7,182 S.F.
5	1	KENWOOD, SECTION 7	86 Feet	PERPENDICULAR	14,851 S.F.	IRREGULAR	101 Feet	6,406 S.F.
7	1	KENWOOD, SECTION 7	115 Feet	CORNER	14,372 S.F.	RECTANGULER	115 Feet	5,478 S.F.
18	10	BRADLEY HILLS, 1ST ADD, SEC 2	93 Feet	CORNER	13,982 S.F.	IRREGULAR	93 Feet	5,092 S.F.
20	10	BRADLEY HILLS, 1ST ADD, SEC 2	86 Feet	PERPENDICULAR	13,333 S.F.	IRREGULAR	94 Feet	5,549 S.F.
3	2	KENWOOD, SECTION 7	193 Feet	CORNER	13,249 S.F.	IRREGULAR	152 Feet	5,613 S.F.
3	1	KENWOOD, SECTION 7	96 Feet	PERPENDICULAR	13,176 S.F.	IRREGULAR	104 Feet	5,386 S.F.
2	1	KENWOOD, SECTION 7	114 Feet	PERPENDICULAR	13,110 S.F.	RECTANGULER	114 Feet	5,340 S.F.
1	10A	BRADLEY HILLS, 1ST ADD, SEC 2	120 Feet	PERPENDICULAR	13,093 S.F.	IRREGULAR	118 Feet	5,278 S.F.
6	1	KENWOOD, SECTION 7	110 Feet	PERPENDICULAR	12,650 S.F.	RECTANGULER	110 Feet	5,100 S.F.
5	2	KENWOOD, SECTION 7	116 Feet	CORNER	12,479 S.F.	RECTANGULER	109 Feet	4,343 S.F.
1	1	KENWOOD, SECTION 7	118 Feet	CORNER	12,426 S.F.	IRREGULAR	118 Feet	3,883 S.F.
1	2	KENWOOD, SECTION 7	132 Feet	CORNER	12,094 S.F.	IRREGULAR	125 Feet	3,433 S.F.
7	2	KENWOOD, SECTION 7	98 Feet	PERPENDICULAR	12,035 S.F.	IRREGULAR	98 Feet	4,911 S.F.
2	2	KENWOOD, SECTION 7	110 Feet	PERPENDICULAR	12,023 S.F.	IRREGULAR	110 Feet	4,402 S.F.
4	2	KENWOOD, SECTION 7	95 Feet	PERPENDICULAR	11,639 S.F.	RECTANGULER	95 Feet	4,710 S.F.
8	2	KENWOOD, SECTION 7	87 Feet	PERPENDICULAR	11,146 S.F.	IRREGULAR	98 Feet	3,966 S.F.
19	10	BRADLEY HILLS, 1ST ADD, SEC 2	100 Feet	PERPENDICULAR	10,979 S.F.	IRREGULAR	108 Feet	3,621 S.F.
6	2	KENWOOD, SECTION 7	85 Feet	CORNER	10,238 S.F.	RECTANGULER	93 Feet	2,684 S.F.

1. Lot statistics taken from available record plats and MD Department of Assessments and Taxation Records.

2. Longest front property line used for frontage calculation on corner lots.

3. 30' Front BRL (per R-90 Zone) assumed for buildable area calculations.

4. 12.5' Side yard setbacks used for interior lots (per R-90 Zone)

5. Lot width measured at front building restriction line.

6. Area based on minimum zoning requirements (Buildable Area)