

MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

ITEM# 8

DATE: 12/20/01

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760



**MEMORANDUM**

**DATE:** December 14, 2001

**TO:** Montgomery County Planning Board

**VIA:** Joseph R. Davis, Chief  
Development Review Division

**FROM:** A. Malcolm Shaneman, Supervisor (301) 495-4587  
Richard A. Weaver, Senior Planner (301) 495-4544  
Planning Department Staff

**REVIEW TYPE:** Preliminary Plan Review

**APPLYING FOR:** Resubdivision of Lot 35 and Part of Lot 34 – B. F. Gilbert's Addition to Takoma Park

**PROJECT NAME:** Vitullo Property

**CASE #:** 1-02034

**REVIEW BASIS:** Chapter 50, Sec. 50-29 (b)(2), Montgomery County Subdivision Regulations, and Resubdivision Criteria

**ZONE:** R-60

**LOCATION:** Southwest Side of Woodland Avenue, Approximately 650 south of Ethan Allen Avenue – Takoma Park

**MASTER PLAN:** Takoma Park

**APPLICANT:** Richard Vitullo and Margaret Weigers

**FILING DATE:** October 5, 2001

**HEARING DATE:** December 20, 2001

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**STAFF RECOMMENDATION:** Approval, Pursuant to Section 50-29 (b)(2), Montgomery County Subdivision Regulations, and Subject to the Following Conditions:

- (1) Approval of a Final Tree Preservation Plan by Takoma Park technical staff prior to recordation of plat
- (2) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all

property delineated on the approved preliminary plan, or a request for an extension must be filed

- (3) Necessary easements

### **CONFORMANCE TO CHAPTER 50-29(b)(2)**

In order to approve an application for Resubdivision, the Planning Board must find that the proposed lot(s) meet the "Resubdivision Criteria" as 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."

In administering the Resubdivision section, the Planning Board must determine the appropriate "neighborhood" for evaluating the application. In this case, staff has provided a description of the area analyzed under the resubdivision criteria and has also provided an illustration that delineates the neighborhood.

### **PROJECT AND SITE DESCRIPTION:**

The subject property is located in the Forest Park neighborhood of Takoma Park, originally platted in 1886 as B. F. Gilbert's Addition to Takoma Park. The neighborhood is well established with older homes. Mature trees are common in this neighborhood and are protected by Takoma Park ordinances

The request is for resubdivision of an existing 8,290 square foot lot and 4,080 square foot part of a lot, into one 12,370 square foot lot. The property is zoned R-60 which requires a minimum lot size of 6,000 square feet. The applicant anticipates redevelopment of a new house on the site and has received approval from Takoma Park to remove a mature tree to accommodate the new house footprint. Approval of a Final Tree Protection Plan by Takoma Park planning staff will be needed prior to recordation of the plat.

### **NEIGHBORHOOD DELINEATION:**

To define the neighborhood, staff gave particular attention to the grid layout of the existing neighborhood and the vehicular access to the property along Woodland Avenue from the north and south. Staff determined that the appropriate neighborhood delineation would include all whole, recorded lots within Block 22 and those whole, recorded lots within Block 24 with frontage on Woodland Avenue between Beech Avenue and Ethan Allen Avenue.

### **DISCUSSION:**

The defined neighborhood has been the subject of a few resubdivision since 1886 which have resulted in the alteration of lot sizes and shapes. Numerous lots have been altered by deed, creating parts

of lots. This resubdivision involves consolidation of a whole lot (Lot 35) and the deeded remainder of a lot (pt. of Lot 34), created in 1959. Had the deed for the part of lot 34 been recorded prior to June 1, 1958, this consolidation would have been eligible for the minor subdivision process, pursuant to Section 50-35A(a), and not subject to the resubdivision criteria. Since this is not the case, the proposal is subject to preliminary plan review.

Staff has determined that the proposed lot meets the resubdivision criteria. The proposed resubdivision results in a lot of 12,375 square feet, well within the range of existing lots that range from 7,200 square feet (Lot 26, Block 22) to 18,820 square feet (Lot 41, Block 24). Staff finds that the proposed lot's frontage (75 ft.), width (75 ft.), shape (rectangular) and useable area (5,690 sq. ft.) also fall within the range of the neighborhood's lots. All lots, proposed and existing, are aligned perpendicular to the street and are suitable for residential purposes. With the exception of one triangular lot, all lots are square or rectangular.

### **CONCLUSION:**

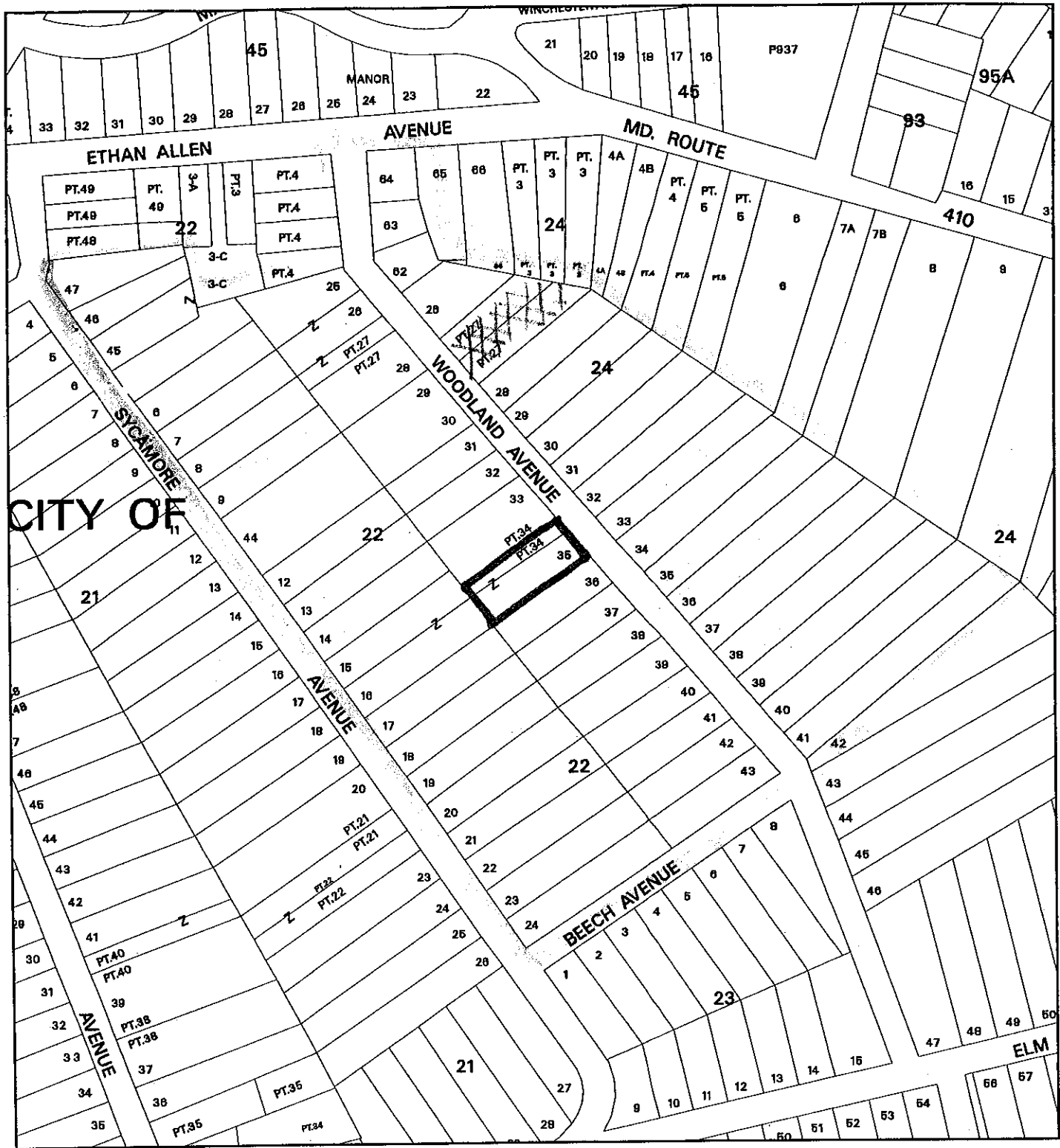
The staff recommendation is for approval, with conditions, pursuant to the resubdivision criteria in Section 50-29 (b) (2) of the Montgomery County. Takoma Park will need to approve a final tree protection plan and staff has considered this in Condition #1 above.

### **Attachments**

Vicinity and Neighborhood Delineation Map	pg. 4
Neighborhood Development Map	pg. 5
Proposed Resubdivision Plan	pg. 6
Tabular Summary	pg. 7

*To date no citizen correspondence has been submitted to the file*

VICINITY MAP FOR  
**VITULLO PROPERTY (1-02034)**



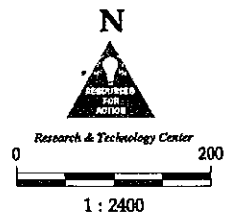
Map compiled on December 11, 2001 at 8:58 PM | Site located on base sheet no - 208NE01

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Key Map



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**Comparable Lot Data Table**

Lot #	Block	Frontage	Alignment	Size	Shape	Width	Lot Area
64	24	corner	corner	9,000	Square	90	4,220
62	24	71	Perpendicular	9,200	square	75	4,200
63	24	75	Perpendicular	9,000	Square	80	4,100
26	24	85	Perpendicular	10,000	Rectangular	85	4,600
28	24	50	Perpendicular	12,100	Rectangular	50	5,500
29	24	50	Perpendicular	12,300	Rectangular	50	5,650
30	24	50	Perpendicular	12,400	Rectangular	50	5,700
31	24	50	Perpendicular	12,530	Rectangular	50	5,750
32	24	50	Perpendicular	13,400	Rectangular	50	6,000
33	24	50	Perpendicular	13,437	Rectangular	50	6,010
34	24	50	Perpendicular	14,200	Rectangular	50	6,500
35	24	50	Perpendicular	14,400	Rectangular	50	6,600
36	24	50	Perpendicular	15,400	Rectangular	50	7,080
37	24	50	Perpendicular	16,080	Rectangular	50	7,400
38	24	50	Perpendicular	17,300	Rectangular	50	8,000
39	24	50	Perpendicular	18,090	Rectangular	50	8,300
40	24	50	Perpendicular	18,760	Rectangular	50	8,700
41	24	50	Perpendicular	18,820	Rectangular	50	8,720
25	22	30	Perpendicular	8,130	Triangular	55	4,000
26	22	50	Perpendicular	7,200	Retangular	50	3,300
28	22	50	Perpendicular	7,450	Retangular	50	3,400
29	22	50	Perpendicular	7,650	Retangular	50	3,560
30	22	50	Perpendicular	7,850	Retangular	50	3,620
31	22	50	Perpendicular	7,850	Retangular	50	3,610
32	22	50	Perpendicular	7,980	Retangular	50	3,670
33	22	50	Perpendicular	8,290	Retangular	50	3,810
36	22	50	Perpendicular	8,290	Retangular	50	3,810
37	22	50	Perpendicular	8,290	Retangular	50	3,810
38	22	50	Perpendicular	8,550	Retangular	50	3,390
39	22	50	Perpendicular	8,650	Retangular	50	3,980
40	22	50	Perpendicular	8,750	Retangular	50	4,050
41	22	50	Perpendicular	8,850	Retangular	50	4,100
42	22	50	Perpendicular	8,950	Retangular	50	4,130
43	22	corner	corner	10,225	Retangular	50	4,000
24	22	corner	corner	12,238	Retangular	50	6,000
23	22	50	Perpendicular	12,150	Retangular	50	5,600
22	22	50	Perpendicular	12,060	Retangular	50	5,550



Item #8

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

M E M O R A N D U M

**DATE:** December 14, 2001  
**TO:** Montgomery County Planning Board  
**FROM:** A. Malcolm Shaneman  
Development Review Division  
(301) 495-4587  
**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for December 20, 2001.

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Attached are copies of plan drawings for Items #04, #07, #08, #09, #13, #15. These subdivision items are scheduled for Planning Board consideration on December 20, 2001. The items are further identified as follows:

Agenda Item #04 - Preliminary Plan 1-01012A  
Bethesda Triangle

Agenda Item #07 - Pre-Preliminary Plan 7-01053  
Nicholson Property

Agenda Item #08 - Preliminary Plan 1-02034  
Vitullo Property

Agenda Item #09 - Subdivision Regulation Waver SRW-02002  
Kum Tarry

Agenda Item #13 - Preliminary Plan 1-02009  
Anscroft Preserve

Agenda Item #15 - Preliminary Plan 1-02024  
The Reserve at Ashton

Attachment



VICINITY MAP FOR  
**VITULLO PROPERTY (1-02034)**



Map compiled on December 11, 2001 at 8:20 PM | Site located on base sheet no - 208NE01

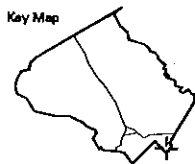
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Key Map



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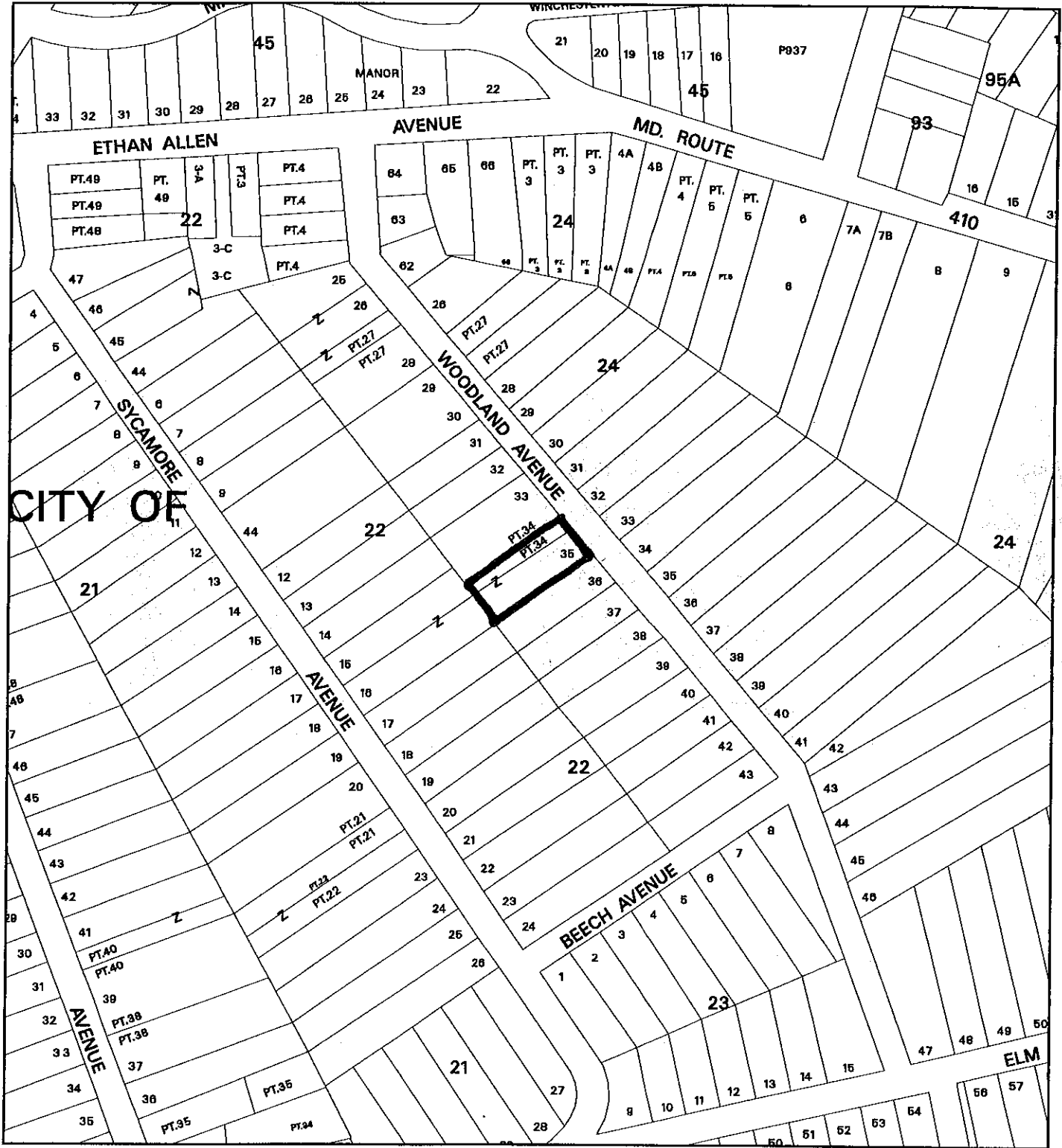


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VICINITY MAP FOR  
**VITULLO PROPERTY (1-02034)**



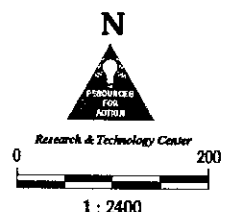
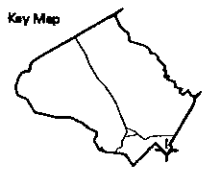
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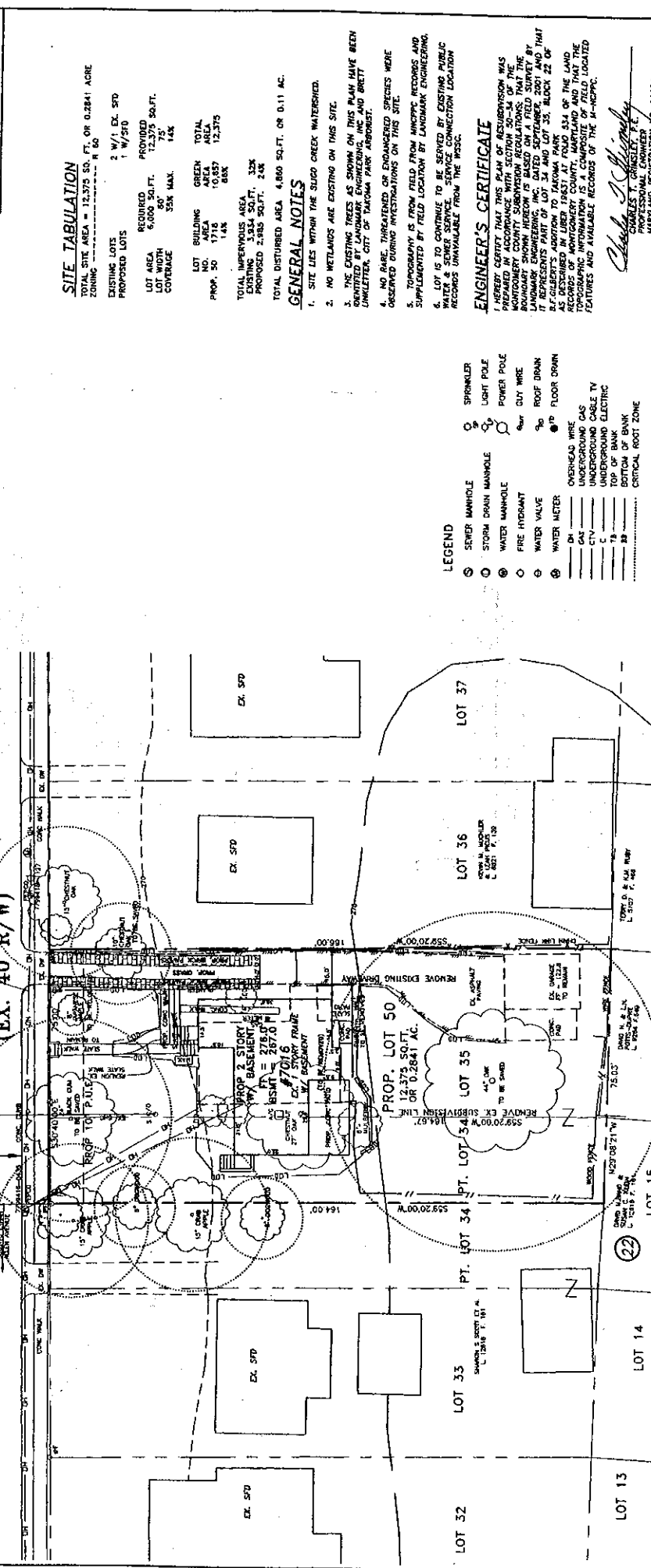
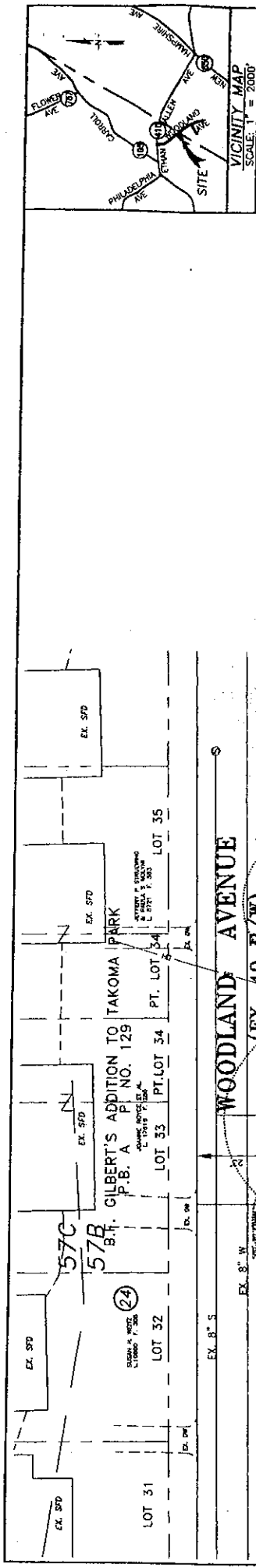
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**SITE TABULATION**

TOTAL SITE AREA = 12,375 SQ. FT. OR 0.2841 ACRE  
ZONING = R 50

EXISTING LOTS  
PROPOSED LOTS

LOT AREA 6,000 SQ. FT. 12,375 SQ. FT.  
LOT WIDTH 60' 75'  
COVERAGE 35% MAX. 14%

LOT BUILDING GREEN TOTAL  
PROP. 30 1716 10,657 12,375  
14% 88%

TOTAL IMPERVIOUS AREA  
EXISTING 3,534 SQ. FT. 32%

TOTAL DISTURBED AREA 4,800 SQ. FT. OR 0.11 AC.

**GENERAL NOTES**

- SITE LIES WITHIN THE SUDG CREEK WATERSHED.
- NO WETLANDS ARE EXISTING ON THIS SITE.
- THE EXISTING TREES AS SHOWN ON THIS PLAN HAVE BEEN IDENTIFIED BY LANDMARK ENGINEERING, INC. AND BRETZ UNLITTER, CITY OF TAKOMA PARK, ARDORIST.
- NO ONE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED DURING INVESTIGATIONS ON THIS SITE.
- TOPOGRAPHY IS FROM FIELD FROM MNCPPC RECORDS AND SUPPLEMENTED BY FIELD LOCATION BY LANDMARK ENGINEERING.
- LOT 50 TO CONTINUE TO BE SERVED BY EXISTING PUBLIC WATER & SEWER SERVICE. SERVICE CONNECTION LOCATION RECORDS UNAVAILABLE FROM THE MDC.

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAN OF RESUBDIVISION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE DISTRICT OF COLUMBIA. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY LANDMARK ENGINEERING, INC. DATED SEPTEMBER 2001 AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE DISTRICT OF COLUMBIA. THE ADDITION TO TAKOMA PARK LOT 35, BLOCK 22 OF AS DESCRIBED IN LIVER 19831 AT FOLD 334 OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT THE TOPOGRAPHIC AND UTILITIES RECORDS OF THE FIELD LOCATED FEATURES AND AVAILABLE RECORDS OF THE MDC.

*Charles J. Vitullo*  
PROFESSIONAL ENGINEER, P.E.  
MARYLAND REGISTRATION NO. 11124

- LEGEND**
- SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - WATER MANHOLE
  - FIRE HYDRANT
  - WATER VALVE
  - WATER METER
  - DA
  - OVERHEAD WIRE
  - UNDERGROUND CABLE TV
  - UNDERGROUND ELECTRIC
  - TOP OF BANK
  - BOTTOM OF BANK
  - CRITICAL ROOT ZONE
- SPRINKLER
  - LIGHT POLE
  - POWER POLE
  - CUT WIRE
  - ROOF DRAIN
  - FLOOR DRAIN
  - TP
  - CAC
  - UNDERGROUND CABLE TV
  - UNDERGROUND ELECTRIC
  - TOP OF BANK
  - BOTTOM OF BANK
  - CRITICAL ROOT ZONE

TAX MAP JN561	WSSC SHEET 20BNE1	MNCPPC NRI/FSD NO. 4-02102	MNCPPC PRELIMINARY PLAN NO.
<b>PRELIMINARY PLAN OF SUBDIVISION</b>			
<b>VITULLO PROPERTY</b> LOT 35 AND PT. LOT 34, BLOCK 22 102034 B.F. GILBERT'S ADDITION TO TAKOMA PARK CITY OF TAKOMA PARK MONTGOMERY COUNTY, MARYLAND			
<b>LANDMARK ENGINEERING, INC.</b>			
1751 ELTON ROAD, SUITE 202 SILVER SPRING, MARYLAND 20903		PHONE: (301) 434-8550 FAX: (301) 434-7427	
CONSULTING ENGINEERS PLANNERS SURVEYORS			

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FAX 202-563-5966