

Item #9



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: January 25, 2002
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 January 31, 2002.

Attached are copies of plan drawings for Items #07, #09, #10. These subdivision items are scheduled for Planning Board consideration on January 31, 2002. The items are further identified as follows:

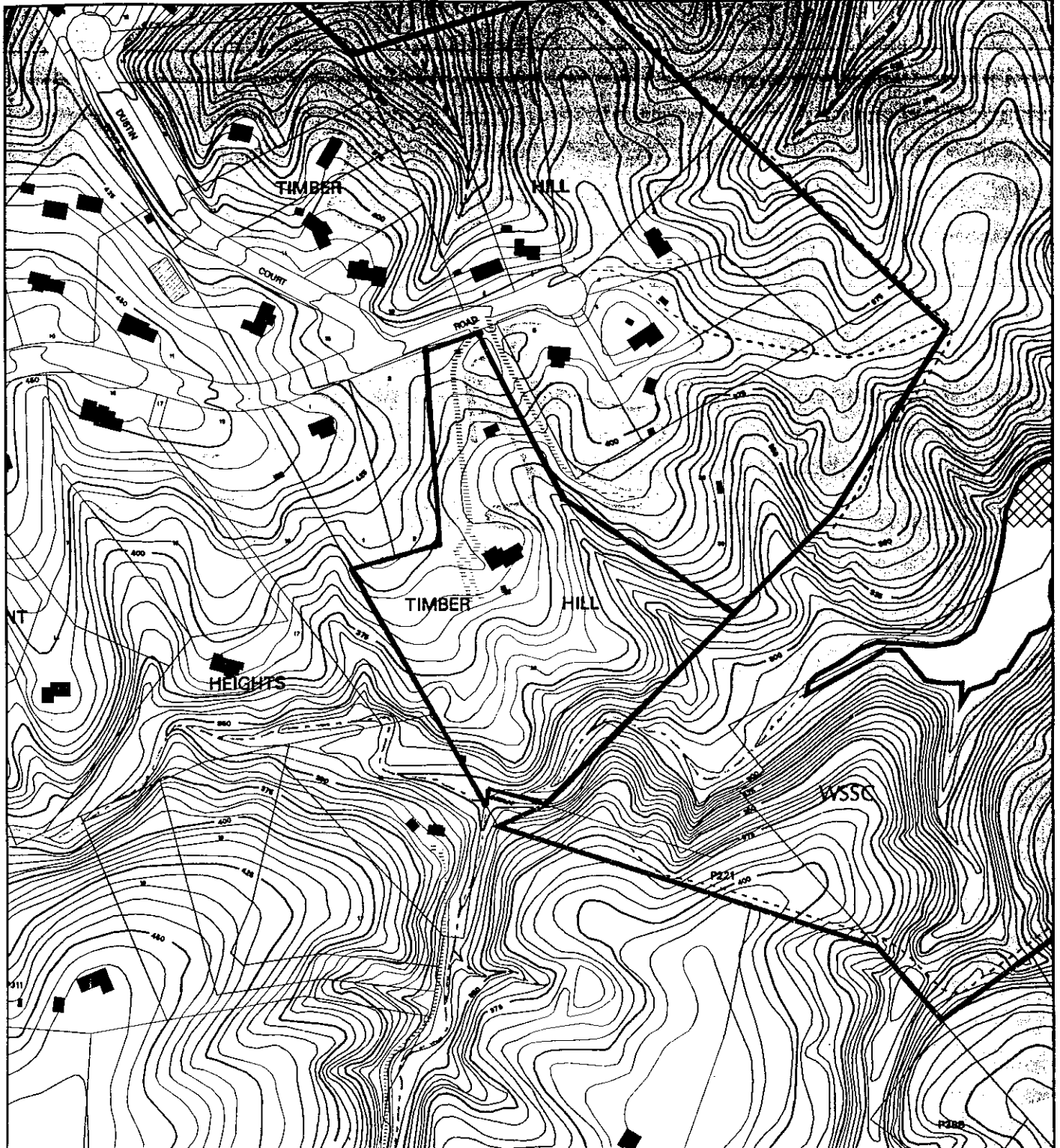
Agenda Item #07 - Preliminary Plan 1-02027
Airpark Apartments

Agenda Item #09 - Preliminary Plan 1-02058
Timber Hill Resubdivision

Agenda Item #10 - Preliminary Plan 1-02062
Drumeldra Hills Resubdivision

Attachment

VICINITY MAP FOR
TIMBER HILL (1-02058)



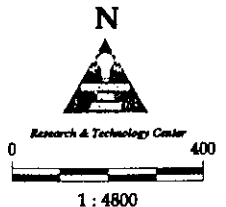
Map compiled on December 18, 2001 at 12:27 PM | Site located on base sheet no - 221NE05

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VICINITY MAP FOR
TIMBER HILL (1-02058)



Map compiled on December 18, 2001 at 12:29 PM | Site located on base sheet no - 221NE05

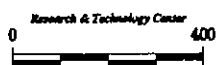
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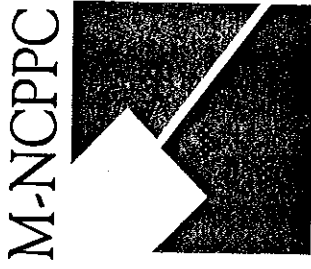
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Key Map



1:4800



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: January 25, 2002

TO: Montgomery County Planning Board

VIA: Joe Davis, Chief, Development Review Division *JRD*
Malcolm Shaneman, Supervisor, Development Review Division *Shaneman*

FROM: Tanya Wilson, Planner, Development Review
Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Two Single Family Detached Dwelling Units

PROJECT NAME: Timber Hill

CASE NUMBER: 1-02058

REVIEW BASIS: Chapter 50, Section 50-29 (b)(2)
Montgomery County, Subdivision Regulations

ZONE: RC

LOCATION: South side of Dustin Road, Approximately 3,300 feet east of Columbia
Pike (MD Route 29)

MASTER PLAN: Patuxent

APPLICANT: Flora Hurley

FILING DATE: November 21, 2001

HEARING DATE: January 31, 2002

STAFF RECOMMENDATIONS:

Approval, Subject to the Following Conditions:

- (1) Access and improvements as required to be approved by MCDPWT prior to issuance if plat(s)
- (2) Record plat to show delineation of a Category I conservation easement over all stream valley buffer and forest conservation areas
- (3) Compliance with conditions of MCDPS (Health Dept.) septic approval
- (4) Establish at least one 15' public use trail easement to extend along the east side of the property from Dustin Road to the property's southern border and/or along the west side from the existing easement on the adjacent property to the north to the subject property's southern border. Applicant to coordinate with MNCPPC staff to determine the exact alignment prior to submittal of record plat
- (5) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (6) The Adequate Public Facility (APF) Review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (7) Other Necessary Easements

PROJECT DESCRIPTION: VICINITY

The proposed resubdivision application is located in the Timber Hill Subdivision, first recorded by plat on April 11, 1989. The property consists of 14.85 acres and is situated at the south side of Dustin Road, approximately 3,300 feet east of Columbia Pike (MD Route 29), identified as Lot 29. It is zoned Rural Cluster and is found in the Patuxent Watershed Planning Area

PROJECT DESCRIPTION: PROPOSAL

The applicant proposes to resubdivide Lot 29 into two single-family lots, shown on the plan as Lots 31 and 32. As reflected in the attached drawing, Lot 31 consists of 2.25 acres and Lot 32 consists of 12.6 acres. A category one conservation easement has been established towards the southeast portion of the property, satisfying the 60% open space requirement for the Rural Cluster zone, pursuant to section 59C 9.52 of Montgomery County Zoning Ordinance.

DISCUSSION OF ISSUES TO DATE:

In order to approve the 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 Regulation, 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 others within the existing neighborhood, block or subdivision."

For the purposes of this application, the applicant has defined the analysis area as all the recorded lots located along Dustin Road from Lot 11 to Lot 6 on the north side and Lot 5 to Lot 16 on the south side (See attached neighborhood delineation map). Staff concurs with the neighborhood delineation as provided by the applicant. The analysis area exemplifies the typical lot configuration found within the community.

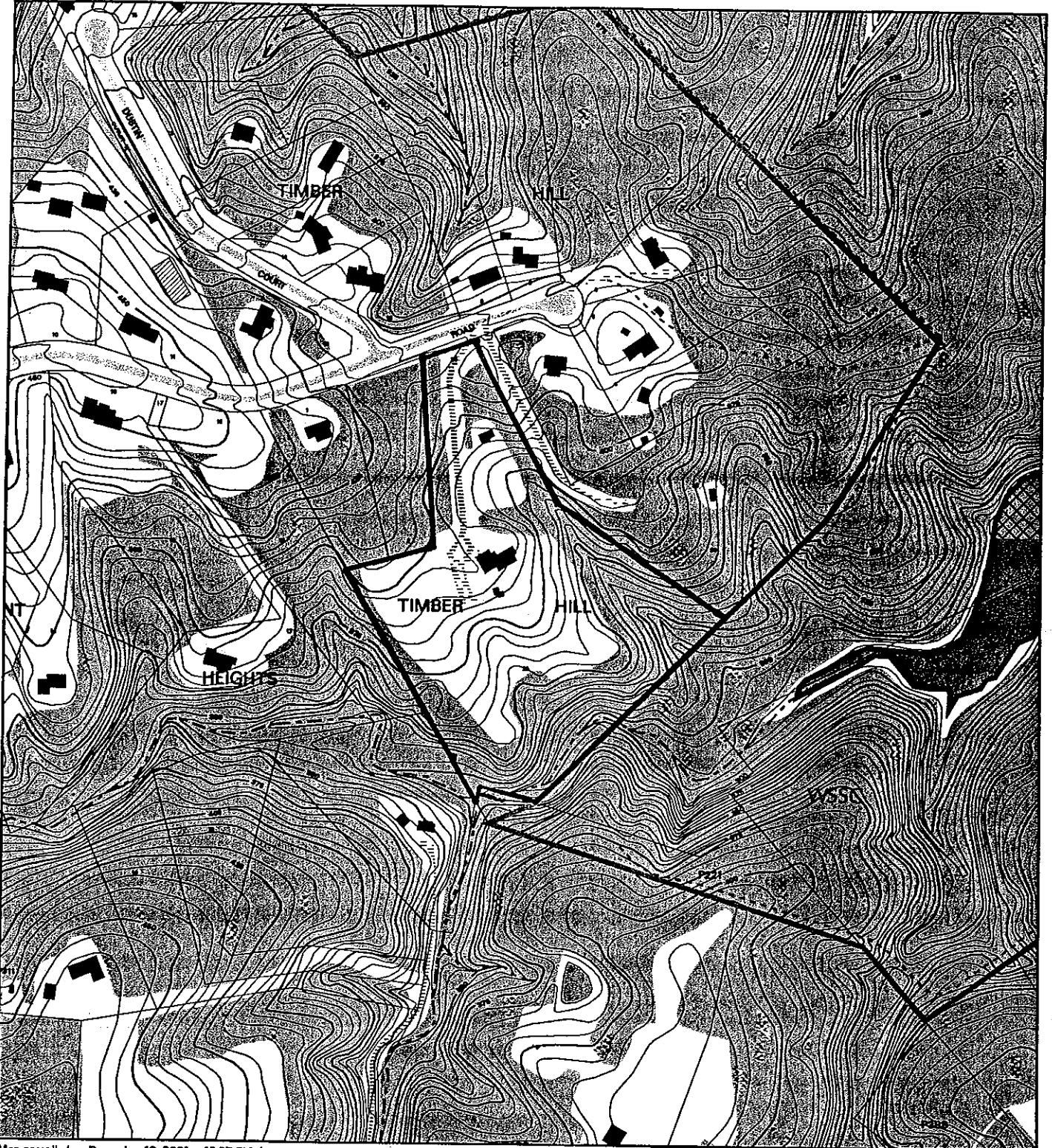
CONCLUSION

Staff has reviewed the subject application based on the seven characteristics of the resubdivision criteria, outlined in Section 50-29(b)(2) of the Montgomery County Subdivision Regulations. The attached tabular summary identifies the characteristics of the neighboring lots used as a comparison to the proposed resubdivision application. As illustrated in the table, the proposed lots are consistent with the characteristics of the existing neighborhood in regards to its frontage, alignment, size, shape, width, area and suitability. Staff finds this proposed configuration in keeping with the resubdivision regulations and compatible with the development pattern throughout the defined neighborhood. Staff recommends approval of this application subject to the conditions enumerated above.

ATTACHMENTS

Vicinity Map	4
Proposed Subdivision	5
Neighborhood Delineation Map	6
Tabular Summary	7.

VICINITY MAP FOR
TIMBER HILL (1-02058)



Map compiled on December 18, 2001 at 12:27 PM | Sites located on base sheet no - 221NE05

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- NOTES:**
1. Existing Zoning - Rural Cluster (Z1ND & Z2ND)
 2. Number of Lots - 32
 3. Minimum Lot Area - 1.00 Acre
 4. Minimum Lot Width - 100 Feet
 5. Minimum Lot Depth - 150 Feet
 6. Minimum Lot Area - 1.00 Acre
 7. Minimum Lot Width - 100 Feet
 8. Minimum Lot Depth - 150 Feet
 9. Minimum Lot Area - 1.00 Acre
 10. Minimum Lot Width - 100 Feet
 11. Minimum Lot Depth - 150 Feet

OWNER:
 Mrs. F. J. J. J.
 400 N. ...
 ...
 ...

PRELIMINARY PLAN
 Lots 31 & 32
 TIMBER HILL
 Growth (M) Field
 Allegany County, Maryland
 Scale: 1" = 20'
 Jan 2001

E.L. ...
 ...
 ...

102058



Surveyor's Certificate

I hereby certify that the above described survey has been prepared in accordance with the provisions of a duly authorized and approved surveying instrument, and that the same is a true and correct copy of the original as recorded in the office of the Surveyor General for the State of Maryland. Witness my hand and the seal of the Surveyor General for the State of Maryland at Annapolis, Maryland, this 1st day of January, 2001.

[Signature]



VICINITY MAP FOR

TIMBER HILL (1-02058)



Map compiled on December 18, 2001 at 12:29 PM | Site located on base sheet no - 221NE06

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Key Map



1 : 4800

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 1787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Comparable Lot Data Table

Timber Hill

1-02058

Lot #	Block	Frontage ft.	Alignment	Size sq.ft.	Shape	Width ft.
1	N/A	260	Perpendicular	97,651	Rectangular	190
2	N/A	235	Perpendicular	92,200	Rectangular	170
30	N/A	50	Panhandle/Perp	435,600	Pan/Rectangle	450
3	N/A	220	Perpendicular	90,533	Rectangular	180
4	N/A	35	Panhandle/Perp	109,998	Pan/Rectangle	160
5	N/A	38	Radial	91,176	Rectangular	215
6	N/A	55	Radial	213,198	Radial	200
7	N/A	55	Radial	246,863	Radial	390
8	N/A	141	Perpendicular	162,750	Rectangular	200
9	N/A	150	Perpendicular	129,148	Rectangular	170
10	N/A	230	Perpendicular	87,646	Square	270
19	N/A	300	Perpendicular	93,632	Irregular	200
11	N/A	450	Perpendicular	121,056	Irregular	350
16	N/A	300	Perpendicular	217,800	Irregular	280
17	N/A	25	Panhandle/Perp	217,800	Pan/Irregular	400
18	N/A	300	Perpendicular	217,800	Rectangular	250
			PROPOSED	LOTS		
31	N/A	26	Panhandle/Perp	548,856	Pan/Square	575
32	N/A	123	Perpendicular	98,010	Rectangular	160