

#8

FAIRLAND MASTER PLAN CITIZENS ADVISORY COMMITTEE
January 31, 2002

Mr. Arthur Holmes, Jr., Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Subdivision File Number 1-02061, Allen Chapel AME Church

Dear Mr. Holmes:

On behalf of the Fairland Master Plan Citizens Advisory Committee, I would like to offer the following comments on the submission made by Allen Chapel AME Church.

As you are aware, one of the primary goals of the revised Fairland Master Plan was to provide a desirable mix of homes and to strengthen the sense of community in the Fairland area. In the past year, several plans have been submitted to the Planning Board that have proposed institutional uses in areas that the Master Plan envisioned would be the site of single-family housing. Although we have supported at least one of these proposals, the number of institutional uses in residential areas remains a concern to us.

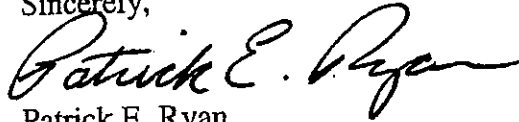
Nevertheless, we understand that churches can often add significantly to the sense of community in an area, and that they are a necessary adjunct to any area with as many residents as Fairland. Accordingly, after meeting with the Allen Chapel pastor and other proponents of the plan to construct a church in this case, we believe that the plan should be approved subject to several conditions.

Allen Chapel has presented an ambitious building plan which may not be fully realized for many years. Nevertheless, the proposal anticipates the need to pave a significant part of the site to accommodate church attendees. Thus, the ultimate build-out would make the site far more impervious than would housing built in accordance with existing zoning. Since the proponents do not need to pave the area shown in the plan until the sanctuary is completed, we believe that as a condition of approval they should not be permitted to pave parking areas until it is required. Thus, paving would be staged, as is the planned construction, and the ability of the area to retain stormwater would not be seriously affected until absolutely required to accommodate church users. This is preferable to requiring Allen Chapel to acquire additional land to comply with imperviousness goals, a condition which the pastor indicates would make their plan unaffordable.

We have also noted that the proposed site would not be easily observable by police patrols passing on adjacent roads. Therefore, we believe the proponents will want to consider, and should be required to propose, a plan to deter the use of vacant parking areas during hours when the church is not in use.

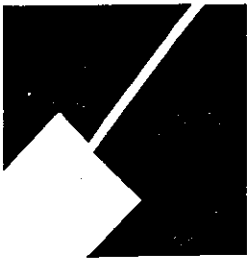
We were gratified to have had an opportunity to discuss these and other concerns with our future neighbors. Subject to these conditions, we support Planning Board approval of the submission.

Sincerely,



Patrick E. Ryan
On behalf of the
Fairland Master Plan CAC
2438 Hidden Valley Lane
Silver Spring, MD 20904

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

#8

MEMORANDUM

DATE: February 1, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman

SUBJECT: Informational Maps for Subdivision Items on the Planning Board's Agenda for February 7, 2002

Attached are copies of plan drawing for items #6, #8, #10 and #11.
These subdivision items are scheduled for Planning Board consideration on February 7, 2002.
The items are further identified as follows:

Agenda Items #06 – Subdivision Review Waiver SRW 02005
Montrose

Agenda Items #08 – Preliminary Plan 1-02061
Allen Chapel AME Church

Agenda Items #10 – Preliminary Plan 1-00024
Part of Thomas Property

Agenda Items #11 – Preliminary Plan 1-02033
Greenway Village at Clarksburg

VICINITY MAP FOR

ALLEN CHAPEL AME CHURCH (1-02061)



Map compiled on December 18, 2001 at 12:53 PM | Site located on base sheet no - 218NE03

NOTICE

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This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

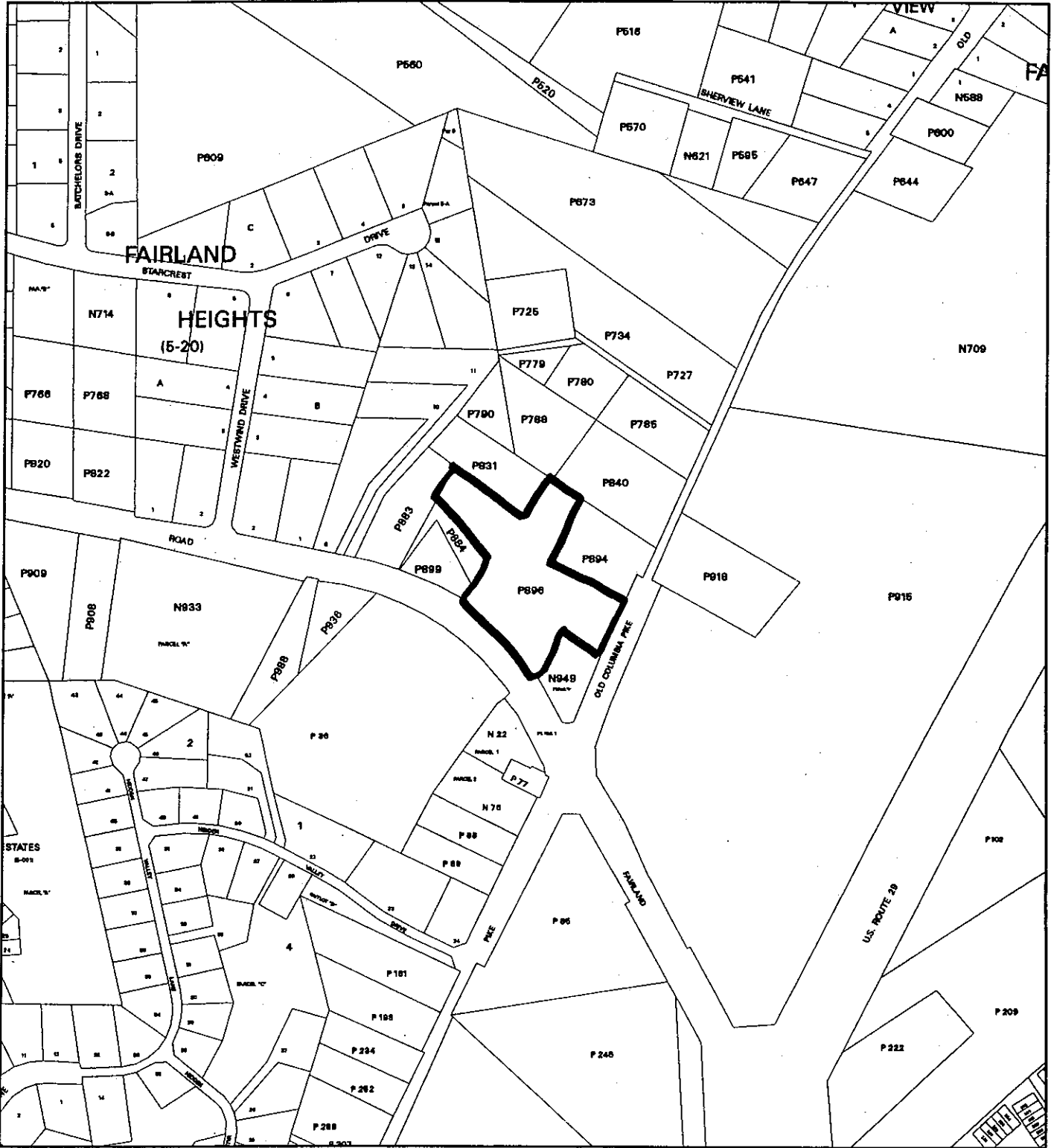
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



VICINITY MAP FOR

ALLEN CHAPEL AME CHURCH (1-02061)



Map compiled on December 18, 2001 at 12:55 PM | Site located on base sheet no - 218NE03

NOTICE

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Key Map



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Research & Technology Center



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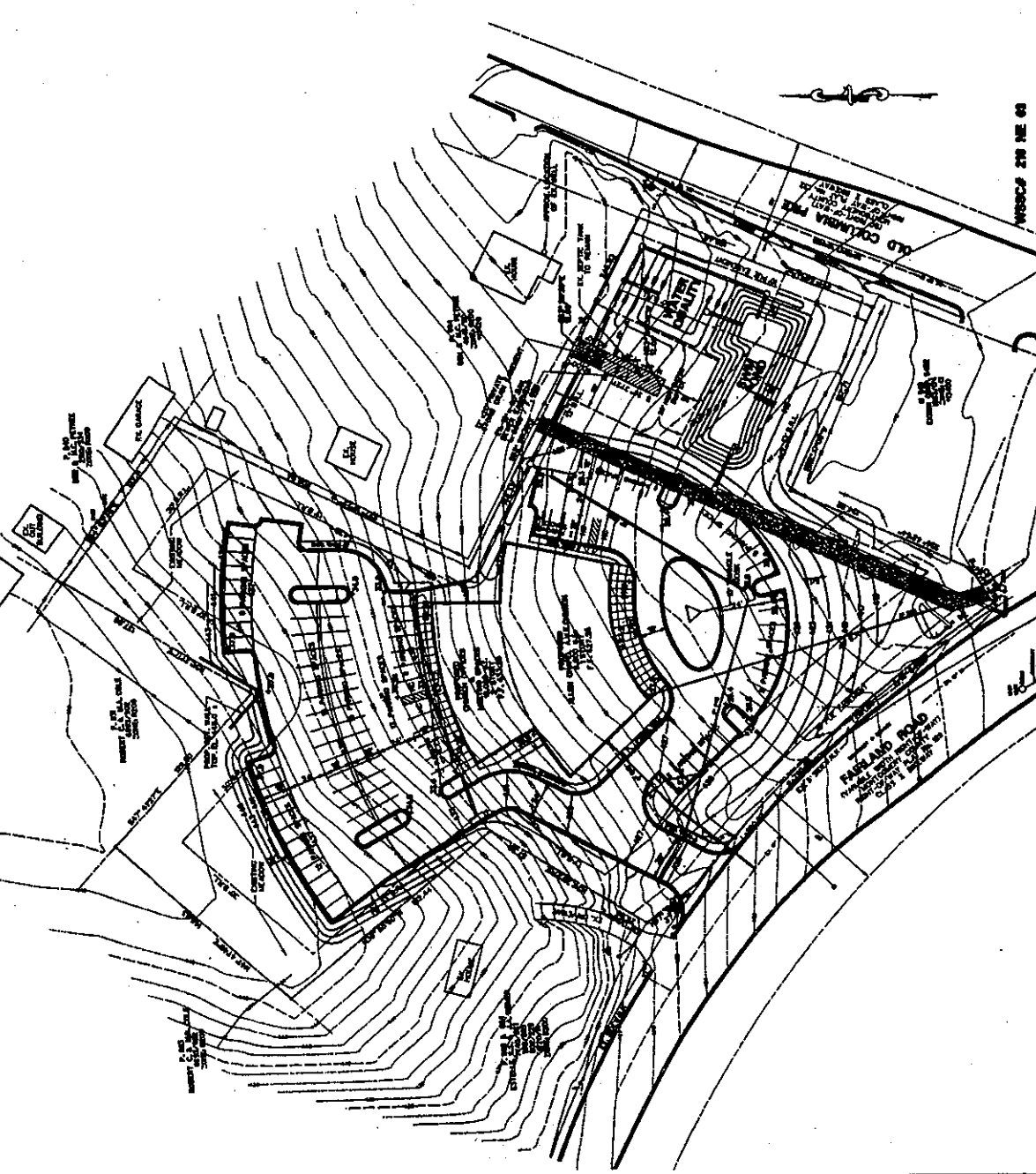


VALLEY, MARYLAND
SCALE 1" = 100'

- LEGEND**
- Proposed Building Footprint
 - Proposed Parking Area
 - Proposed Driveway
 - Proposed Walkway
 - Proposed Utility Lines
 - Proposed Fencing
 - Proposed Retaining Wall
 - Proposed Storm Drain
 - Proposed Erosion Control
 - Proposed Landscaping
 - Proposed Site Utilities
 - Proposed Site Grading
 - Proposed Site Elevation

SITE NOTES

1. Address: 15000 Valley Road, Baltimore, MD 21234
2. Property Owner: Mr. & Mrs. J. H. Smith, 15000 Valley Road, Baltimore, MD 21234
3. Site Data: Total Area: 2.5 acres, Zoning: R-1, Subdivision: 15000 Valley Road Subdivision.
4. Survey Data: Surveyed by: J. H. Smith & Associates, Inc., Date: 10/15/78, Elevation: 100.00.
5. Notes: All utilities are shown as located on the plan. All utility lines are required to be installed at the location shown on the plan. All utility lines are to be installed at the location shown on the plan. All utility lines are to be installed at the location shown on the plan.
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KCI
KCI ASSOCIATES, INC.
15000 Valley Road, Baltimore, MD 21234
TEL: (410) 524-1000

ALLEN CHAPEL AME CHURCH
15000 Valley Road, Baltimore, MD 21234

PRELIMINARY PLAN #1-03891
PROPOSED ALLEN CHAPEL A.M.E. CHURCH
BALTIMORE DISTRICT

WSSC# 218 NE 01

DATE	10/15/78
BY	J. H. Smith
CHKD BY	J. H. Smith
APP'D BY	J. H. Smith
REV	
DATE	
BY	
CHKD BY	
APP'D BY	
REV	

