

Item #5



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Office of the Chairman, Montgomery County Planning Board

MEMORANDUM

**DATE:** February 15, 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 February 21, 2002.

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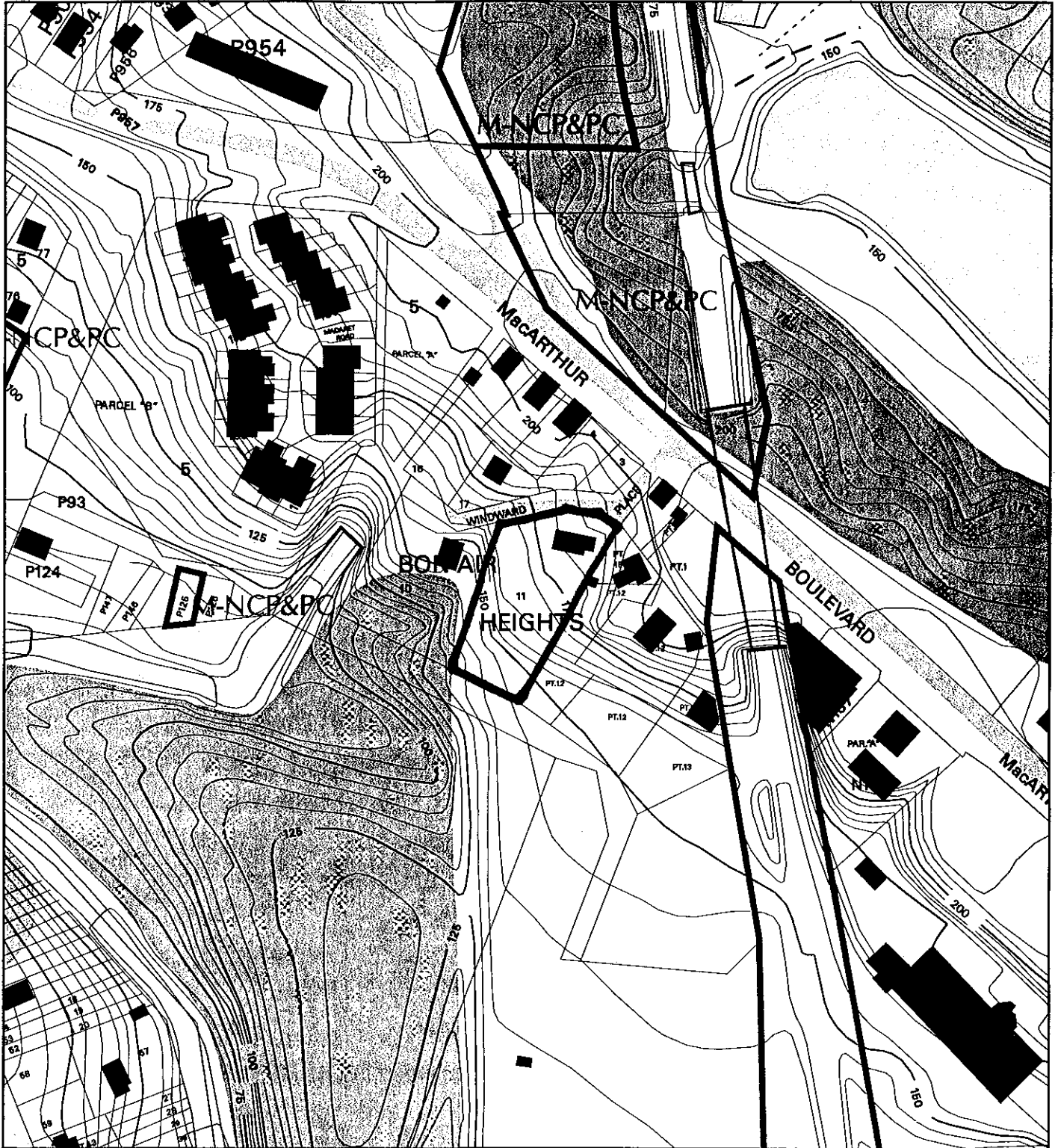
Attached are copies of plan drawings for Items #04, #05. These subdivision items are scheduled for Planning Board consideration on February 21, 2002. The items are further identified as follows:

Agenda Item #04 - Preliminary Plan 1-02026  
Wheaton Forest

Agenda Item #05 - Preliminary Plan 1-02064  
Bon Air Heights (Resubdivision)

Attachment

VICINITY MAP FOR  
**BON AIR HEIGHTS (1-02064)**



Map compiled on January 04, 2002 at 1:53 PM | Site located on base sheet no - 205NW06

**NOTICE**

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

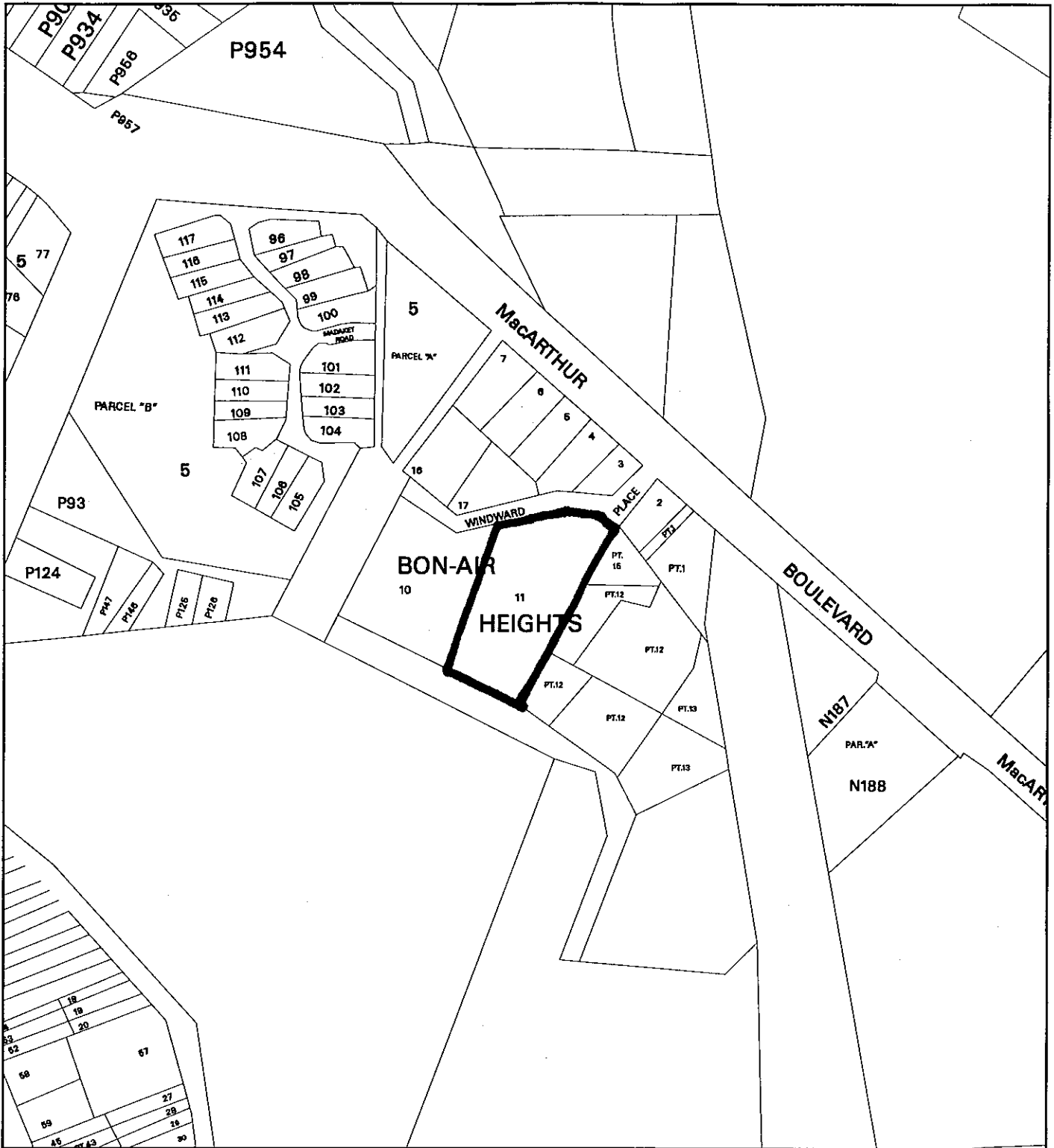
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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

Key Map

Research & Technology Center

1 : 2400

VICINITY MAP FOR  
**BON AIR HEIGHTS (1-02064)**



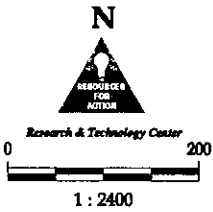
Map compiled on January 04, 2002 at 2:00 PM | Site located on base sheet no - 205NW06

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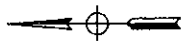
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**NOTES**

- Boundary, as shown from a Subdivision Record Plat for Bon-Air Heights as recorded in Plat Book 3, Plat 206 dated April 20, 1970. (Revised by Survey by Clarence No. 11-84) Topography, as shown, from MNC/CPC 200 scale photogrammetry, MNC/NAPS Sheet No. 20N110.
- Area shown in this plan is 38,450 SF.
- Zone is R-60. Minimum lot area 6,000 SF.
- Number of Lots is 10.
- Planning Area is 35. Bethesda Chevy Chase Master Plan.
- Little Falls Watershed.
- Sever City, S-3, Water Charge, W-1.
- Soils, as shown, from Sheet 27 of the Montgomery County Soils Survey.
- There are no historic or cultural resources on this property.
- There are no critical habitats on this site.
- Plan is scaled. Location of proposed elements and dimensions are subject to change at time of record plat.
- This plan is a proposed subdivision of Lot 10 included on a 1989 plat of Bon-Air Heights.
- NBU/FSD No. L-000666 Approved 6-25-2001.
- This site is exempt from Forest Conservation requirements under the small property owner exemption.
- STORMWATER MANAGEMENT WAIVER FOR QUALITY AND QUANTITY CONTROLS HAVE BEEN GRANTED, APPROVED 04/19/00 (SN 7-1; 16 20115).



**PRELIMINARY PLAN No 1-02064**

DATE: 04/19/00	SCALE: 1" = 200'
AREA: 38,450 SF	AREA: 10 AND 11-6
PREPARED FOR: WITMER ASSOCIATES	PROJECT MAP
PREPARED BY: JAMES R. WIDNER	SCALE: 1" = 200'
MANUFACTURED BY: WITMER ASSOCIATES	
ADDRESS: 154-A HAGERSTOWN DRIVE, ROCKVILLE, MD 20850	
PHONE: (301) 994-4777	

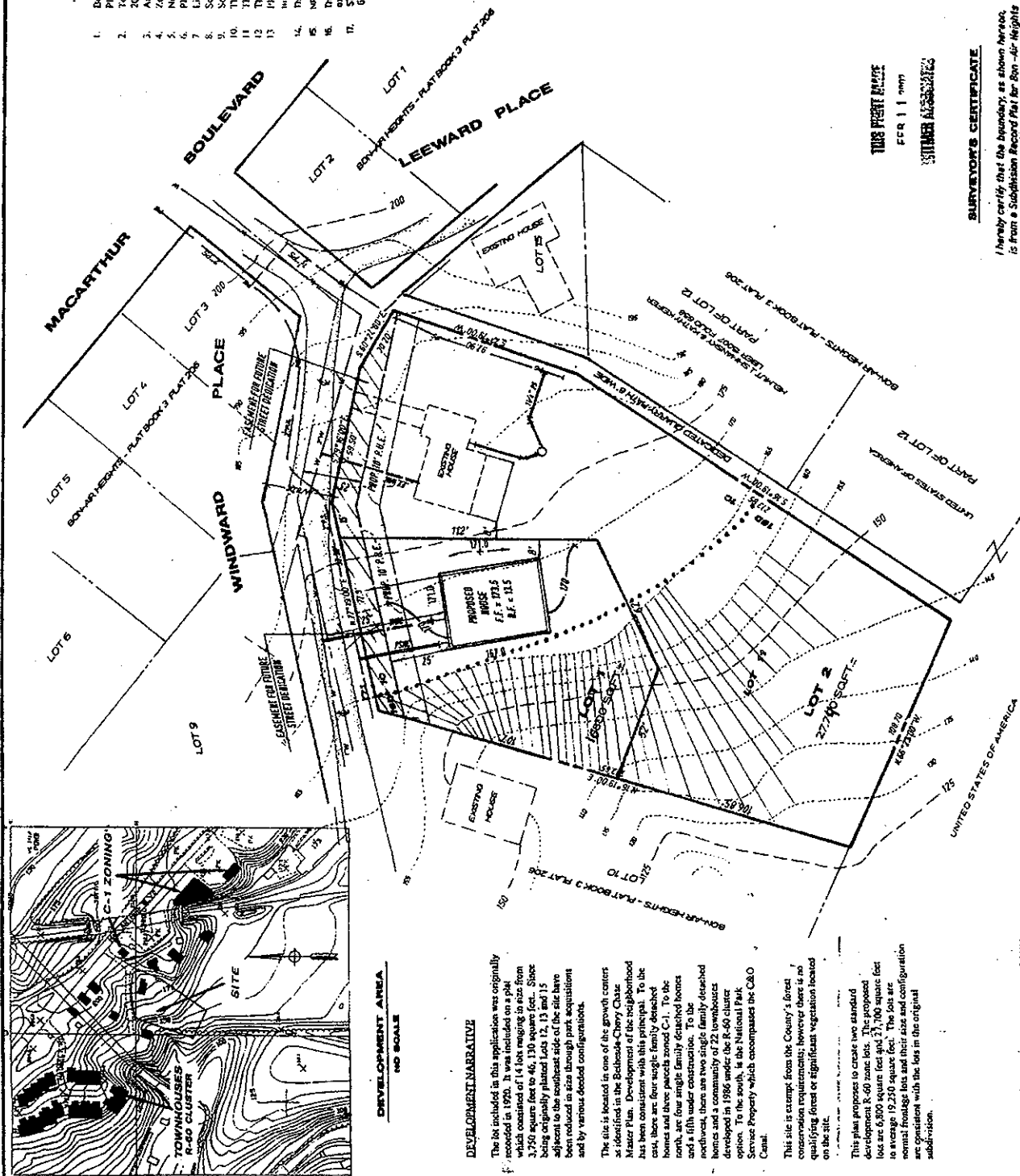
**PRELIMINARY SUBDIVISION PLAN**

**LOTS 1 & 2**

**BON-AIR HEIGHTS**  
BETHESDA (TOWN) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**WITMER ASSOCIATES, LLC**  
Land Surveying, Land Planning & Design  
154-A Hagerstown Drive, Rockville, MD 20850  
Tel: (301) 994-4777 Fax: (301) 994-6601

DATE: MAY, 2001  
SCALE: 1" = 30'  
SHEET NO: 99447  
1 of 1



**THIS PLAN IS SUBJECT TO THE SUBDIVISION RECORD PLAT FOR BON-AIR HEIGHTS AS RECORDED IN PLAT BOOK 3 PLAT 206 AND A HOUSE LOCATION SURVEY BY J. CLANCIAUS DATED 10-11-84. TOPOGRAPHY IS FROM SOURCES AS NOTED HEREON.**

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundary, as shown hereon, is from a Subdivision Record Plat for Bon-Air Heights as recorded in Plat Book 3 Plat 206 and a House Location Survey by J. Clanciaus dated 10-11-84. Topography is from sources as noted hereon.

*James R. Widner*  
JAMES R. WIDNER  
PROFESSIONAL LAND SURVEYOR  
MONTGOMERY COUNTY, MARYLAND

**DEVELOPMENT NARRATIVE**

This lot is located in one of the growth centers as identified in the Bethesda-Cherry Chase Master Plan. Development of the neighborhood has been consistent with this principal. To the east, there are four single family detached homes and three parcels zoned C-1. To the north, are four single family detached homes and a fifth under construction. To the northwest, there are two single family detached homes and a parcel zoned C-1. The site was developed in 1986 under the R-60 plan. The site is the National Park Service Property which encompasses the CAO Canal.

This site is exempt from the County's forest conservation requirements; however there is no qualifying forest or significant vegetation located on the site.

This plan proposes to create two standard development R-60 lots. The proposed development is 6,800 square feet and 37,700 square feet in average 19,250 square feet. The lots are normal frontage lots and their size and configuration are consistent with the lots in the original subdivision.

**UTILITY COMPANIES SERVICING THIS SITE**

- PEPCO  
4450 Gateway Road  
Bethesda, MD 20814
- Washington Suburban Sanitary Commission  
1491 Landon Lane  
Lanham, MD 20646
- Comcast  
Comcast Cable Group  
Rockville, MD 20850
- Verizon  
17000 Greenway  
Pine Church Shire, 7th Floor  
Baltimore, MD 21202



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
Item # 5  
2/21/02

## MEMORANDUM



**DATE:** February 15, 2002

**TO:** Montgomery County Planning Board

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

**FROM:** Tanya Wilson, Subdivision Planner *TW*  
Development Review Division

**REVIEW TYPE:** Preliminary Plan of Subdivision (Resubdivision)

**APPLYING FOR:** Two Single Family Detached Dwelling Units

**PROJECT NAME:** Bon-Air Heights, Lots 1 & 2

**CASE NUMBER:** 1-02064

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

**ZONE:** R-60

**LOCATION:** Located on the southwest quadrant intersection of Winward Road and Leeward Road

**MASTER PLAN:** Bethesda/Chevy Chase

**APPLICANT:** Nancylyn Ward Bridges

**FILING DATE:** December 17, 2001

**HEARING DATE:** February 21, 2002

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### STAFF RECOMMENDATIONS:

Approval, Pursuant to Section 50-29(b)(2), With the Following Conditions:

- (1) Prior to obtaining a building permit applicant to submit a detailed tree save/grading plan designed to protect 25% slopes and associated trees thereon. Plan must be submitted for staff approval prior to release of a sediment control permit or SLDA. MNCPPC inspector must be contacted for pre-construction inspection of tree protection measures and authorization to begin any tree clearing or grading. Any changes to, or management of trees or vegetation on the steep slopes may be allowed to enhance canopy coverage and ground stabilization with approval in advance by MNCPPC inspector
- (2) All road rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Bethesda – Chevy Chase Master Plan, unless otherwise designated on the preliminary plan
- (3) Record plat to provide for easement for future dedication of twenty five (25) foot right-of-way for Winward Place
- (4) Compliance with the conditions of MCDPS stormwater management approval 6/9/00
- (5) Access and improvements as required to be approved by MCDPWT prior to issuance of access permit
- (6) 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
- (7) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (8) Necessary easements

#### **PROJECT DESCRIPTION: VICINITY**

The proposed resubdivision application is identified as Lot 11 and is located in the Bon-Air Heights subdivision. The property is situated at the southwest quadrant intersection of Winward Road and Leeward Road in the Bethesda/Chevy Chase Policy Area. The site consists of 38,540 square feet and is zoned R-60. The original subdivision including the subject property was recorded by plat on April 20, 1920.

#### **PROJECT DESCRIPTION: PROPOSAL**

The applicant proposes to resubdivide Lot 11 into two single-family lots, shown on the attached drawing as Lots 1 and 2. Lot 1 consists of 10,800 Sq Ft and Lot 2 consists of 27,740 Sq Ft. One single-family house currently exists on the site and will become part of proposed lot 2. Both lots will front directly and have access on Winward Road.

**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 in the Bon Air Heights subdivision, identified as lots 1 to 15 on the attached neighborhood map. The analysis area delineated by the applicant is acceptable to staff, as it represents a good sampling of adjacent and abutting lots found in the immediate vicinity.

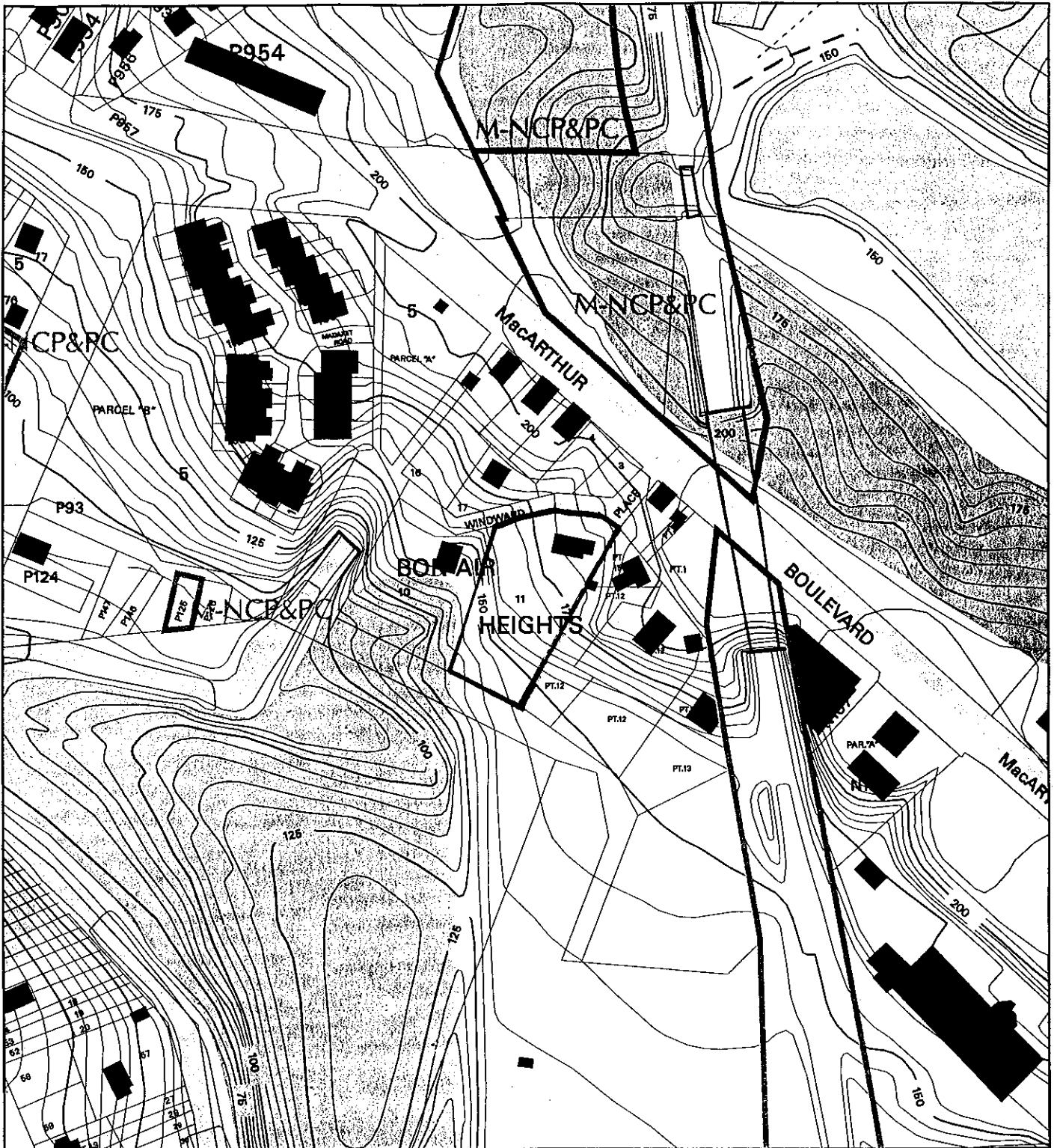
**ANALYSIS**

Staff has analyzed the subject application based on the seven characteristics of the resubdivision criteria found in Section 50-29(b)(2) of the Montgomery County Subdivision Regulations. The attached tabular summary identifies the characteristics of the neighboring lots that were used as a comparison to the proposed resubdivision application. As illustrated in the table, the subject site is 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 consistent with the development pattern throughout the defined neighborhood and therefore recommends approval of this application.

**ATTACHMENTS**

Vicinity Map	4
Proposed Subdivision	5
Neighborhood Delineation Map	6
Tabular Summary	7
Citizen's Correspondence	8

VICINITY MAP FOR  
**BON AIR HEIGHTS (1-02064)**



Map compiled on January 04, 2002 at 1:53 PM | Sites located on base sheet no - 205NW06

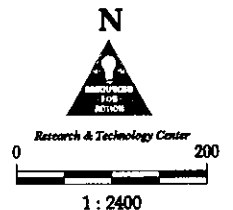
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Key Map



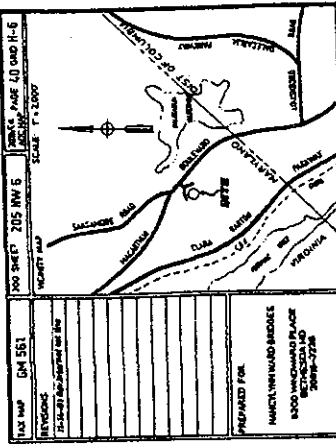


**NOTES**

1. Boundary, as shown from a Subdivision Record Plan for Bon-Air Heights as recorded in Plat Book 3, Plat 206 dated April 20, 1920 (revised by sheets 1-6, Survey by Clarence W. 10-11-41)
2. Topography, as shown, from MRCPPC 200 scale photogrammetry, M.C. MAPS Street No 205NW6.
3. Area included in this plan 38,540 SF.
4. Zoning - R60. Minimum lot area 6,000 SF
5. Number of Lots proposed - 2
6. Planning Area 35; Bethesda Chevy Chase Master Plan
7. Little Falls Watershed
8. Sewer Category - S-1; Water Category - W-1
9. Soils, as shown, from Sheet 27 of the Montgomery County Soils Survey.
10. There are no historic or cultural resources on this property.
11. There are no unusual vegetation on this site.
12. There are no critical habitats on this site.
13. All trees shown on proposed elements, and disturbances are subject to change at time of actual plan.
14. This plan is a proposed subdivision of Lot 10 included on a 1989 plat of Bon-Air Heights.
15. NSU/FSD No. C-00056 Approved 05-25-2001
16. This site is exempt from Forest Conservation requirements under the small property exemption.
17. THIS MANAGEMENT MAP FOR QUALITY AND QUANTITY CONTROLS HAVE BEEN OBTAINED, APPROVED 04/09/00 (SM: 1, IN 20115)



**PRELIMINARY PLAN No P-02084**



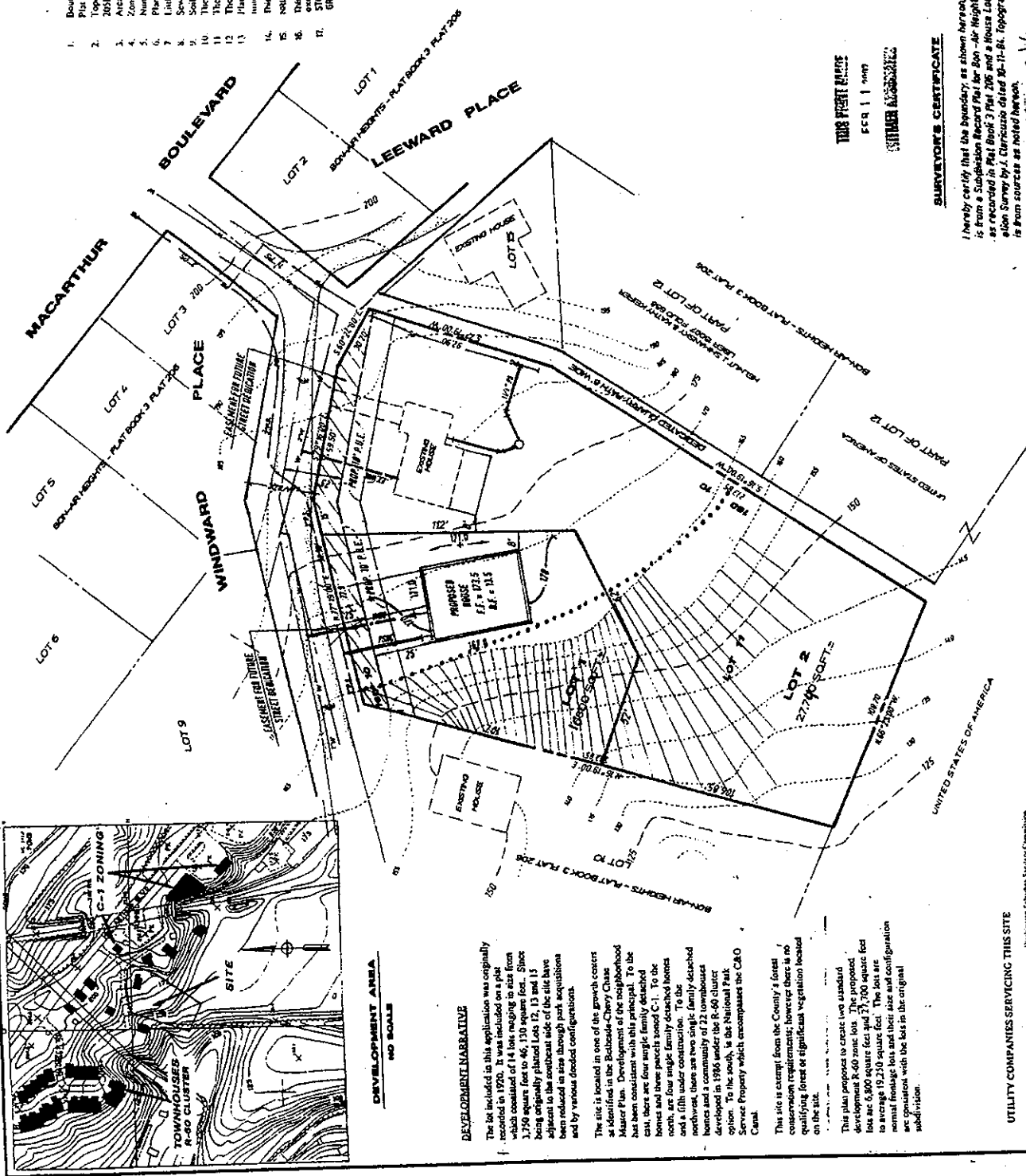
TAX MAP	GH 561	100 SHEET 205 NW 6	PLAT NO. 206	DATE 10-11-41
PREPARED FOR	WITMER ASSOCIATES, LLC			
PREPARED BY	WITMER ASSOCIATES, LLC			
DATE	MAY 2001			
SCALE	1" = 30'			
SHEET NO.	1 of 1			

**PRELIMINARY SUBDIVISION PLAN**

**LOTS 1 & 2**

**BON-AIR HEIGHTS**  
BETHESDA (TOWN) ELECTORAL DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**WITMER ASSOCIATES, LLC**  
Land Surveying, L.L.P.  
315-A Hagerstown Drive, Hagerstown, MD 21740  
Tel: (301) 391-1469 Fax: (301) 391-1465



**THIS PLAN IS PREPARED BY WITMER ASSOCIATES, LLC**

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundary, as shown hereon, is from a Subdivision Record Plan for Bon-Air Heights as recorded in Plat Book 3, Plat 206 and a House Location Survey by J. Clarence dated 10-11-41. Topography is from sources as noted hereon.

*[Signature]*  
DATE: \_\_\_\_\_  
WITMER ASSOCIATES, LLC  
315-A HAGERSTOWN DRIVE  
HAGERSTOWN, MARYLAND 21740

**DEVELOPMENT NARRATIVE**

The lot included in this application was originally recorded in 1920. It was included on a plat which consisted of 14 lots ranging in size from 3,750 square feet to 46,130 square feet. Since being originally platted Lots 12, 13 and 14 are adjacent to the southeast side of the site and have been reduced in size through past acquisitions and by various lotter configurations.

The site is located in one of the growth centers of the City in the Bethesda-Cherry Chase area. Development of the neighborhood has been consistent with this principal. To the east, there are four single family detached homes and three parcels zoned C-1. To the north, there are four single family detached homes and a fifth under construction. To the northwest, there are two single family detached homes and a community of 22 townhouses developed in 1986 under the R-60 cluster option. To the south, is the National Park Service Property which encompasses the C&O Canal.

This site is exempt from the County's forest conservation requirements; however, there is no qualifying forest or significant vegetation located on the site.

This plan proposes to create two standard development R-60 lots. The proposed development is 4,400 square feet and the proposed lots are 6,800 square feet and 13,500 square feet to average 19,250 square feet. The lots are normal footage lots and their size and configuration are consistent with the lots in the original subdivision.

**UTILITY COMPANIES SERVICING THIS SITE**

- M&V  
1610 Gateway Road  
Rockville, MD 20850  
Contact: \_\_\_\_\_  
Rockville, MD 20850
- Washington Suburban Electricity Commission  
1408 Seward Lane  
Farmingdale, MD 20737
- Comcast  
11 Woodland Drive  
Rockville, MD 20850
- Verizon  
Dive Down Services - Engineering  
101 Landover Road  
Bethesda, MD 20810



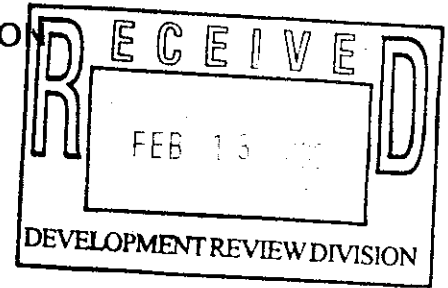
**Bon Air Heights**

Subdivision	Block No.	Lot No.	Plat Book & Plat No.	Date Recorded	Original Subdivision	Resubdivision	Frontage	Alignment	Size	Shape	Width	Area
Bon Air Heights	N/A	1	3/206	1920	Yes	No	50' MacArthur Blvd.	Parallel w/street	9,240 SF	Trapezoidal	75'	3,600 SF
	N/A	2	3/206	1920	Yes	No	90' Windward Pl. 50' MacArthur Blvd.	Parallel w/street	4,370 SF	Rectangular	50'	1,600 SF
	N/A	3	3/206	1920	Yes	No	120' Windward Pl. 50' MacArthur Blvd.	Parallel w/street	3,930 SF	Rectangular	50'	1,050 SF
	N/A	4	3/206	1920	Yes	No	50' MacArthur Blvd.	Parallel w/street	5,507 SF	Rectangular	50'	2,450 SF
	N/A	5	3/206	1920	Yes	No	50' MacArthur Blvd.	Parallel w/street	5,790 SF	Rectangular	50'	2,800 SF
	N/A	6	3/206	1920	Yes	No	50' MacArthur Blvd.	Parallel w/street	5,790 SF	Rectangular	50'	2,400 SF
	N/A	7	3/206	1920	Yes	No	90' MacArthur Blvd.	Parallel w/street	8,608 SF	Rectangular	85'	4,000 SF
	N/A	8	3/206	1920	Yes	No	70' Windward Pl.	Parallel w/street	7,400 SF	Rectangular	70'	3,150 SF
	N/A	9	3/206	1920	Yes	No	160' Windward Pl.	Parallel w/street	8,364 SF	Triangular	140'	2,250 SF
	N/A	10	3/206	1920	Yes	No	160' Windward Pl.	Parallel w/street	31,570 SF	Rectangular	160'	19,500 SF
	N/A	12	3/206	1920	Yes	No*	120' Leeward Pl.	Parallel w/street	40,480 SF	Rectangular	170'	31,000 SF
	N/A	13	3/206	1920	Yes	No*	14' Leeward Pl.	Parallel w/street	16,600 SF	Trapezoidal	125'	9,600 SF
	N/A	15	3/206	1920	Yes	No	104' Leeward Pl.	Parallel w/street	3,755 SF	Triangular	50'	625 SF
Summary		13 Lots Total	1 Plat	1920	All Original	No Resubs*	Avg. = 78'		3,755 smallest 40,480 largest 11,646 Average	Rectangular = 9 Triangular = 2 Trapezoidal = 2	Min. width = 50' Max. width = 170'	Min Area = 625 Max Area = 15,200

\* Lot 12 deceded into 4 parcels  
 Lot 13 deceded into 2 parcels

GLEN ECHO HEIGHTS CITIZENS ASSOCIATION

BETHESDA, MARYLAND  
February 1, 2002



Subdivision Office  
Maryland National Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Bon-Air Heights 1-02064

Dear Sirs:

Thank you for the notification of this resubdivision request.

After a visit to this site I concluded that the owner had prepared the hillside by creating the level area from the natural hillside before the resubdivision request. All the vegetation is therefore absent.

It is our opinion that while the R-60 zoning has been maintained in this enclave adjoining the community of Brookmont, the terrain is nevertheless that of the palisade. Brookmont is an entirely naturally flat terrace into the palisade. The palisade from Goldsboro to the federal property of the Imaging and Mapping Agency was down-graded in the 1990 Master Plan to limit development and to preserve the natural appearance of this scenic stretch of the Potomac river's gorge area. Since no county ordinance has been violated, we have no recourse for total objection. However, we inquire as to whether or not a permit was required to level this section of Lot 11.

Our caveat is that this request not set precedent for future such requests on the palisade in Bon Air Heights. The area down-graded (above referred to) has limitations imposed as well as the higher square foot area per lot, namely a measure of protection for the substantial trees which requires their accurate location as well as grade lines on a survey. This regulation does not apply however previous to a resubdivision request. The present request is an example of what can happen absent an ordinance which would protect the present terrain and flora from being taken advantage of before a request to resubdivide.

Furthermore, we question the manner in which the square footage has been designated on the survey. Lot 1 shows 6,800 square feet, and Lot 2 ( the original Lot 11) shows 27,700 square feet. One or the other is incorrect. Lot 2 should be shown as 20,900 square feet which is minus Lot 1.

The area of Bon Air Heights shown is inadequate for forming an opinion which could affect the whole hillside. The size of all other lots should be shown. The proposed Lot 1 seems to be an intrusion which, if granted, could precipitate other requests in the same manner of procedure. We do not, so far, have sufficient information. Visiting the site does not tell where the property lines of all the recorded lots lay on this hillside..

*Sincerely,*  
*Norma Danis Spiegel*

Norma Danis Spiegel, President  
And Chair of Zoning

5305 Wapakoneta Road  
Bethesda MD 20816-3131

