



Item # 5
March 21, 2002

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: March 15, 2002
TO: Montgomery County Planning Board
VIA: Joe R. Davis, Chief *JRD*
Development Review/Division
FROM: Larry Ponsford AIA AICP *LPP*
Planning Department Staff
(301) 495-4576



REVIEW TYPE: Site Plan Review
APPLYING FOR: Approval of one single family detached dwelling
PROJECT NAME: Woodmont View
CASE #: 8-02026
REVIEW BASIS: Sec. 59-D-3, M. C. Zoning Ordinance

ZONE: C-T Commercial-Transitional
LOCATION: NW quadrant, Intersection of Wisconsin Avenue and Battery Lane
MASTER PLAN: Bethesda Chevy Chase/Bethesda CBD Sector Plan
APPLICANT: 4811 Battery Lane LLC (Larry Lipnick)
FILING DATE: January 30, 2002
HEARING DATE: March 21, 2002

STAFF RECOMMENDATION: Approval of one single family detached dwelling with the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A
2. Redesign stair to deck to not extend eastward beyond the face of the dwelling, to avoid building in the possible future Master Plan ROW on Woodmont
3. Move the pedestrian way stair in the easement along the north property line westward, to avoid building in the possible future Master Plan ROW on Woodmont
4. Provide Bethesda streetscape along Woodmont for the full frontage of the subject dwelling; add a street tree at the north property line along Woodmont, subject to MCDPWT approval.
5. Provide access easement along north property line, to contain pedestrian path and stair to Woodmont sidewalk
6. Dedicate 35 feet of ROW from Battery Lane centerline and truncation at intersection with Woodmont ROW.
7. Undergrounding of utilities to be postponed till future PD proposal is approved on remainder of lot.

SUMMARY OF ISSUES

1. Dedication of Master Plan ROW on west side of Woodmont (resolved)
2. Permissibility of residential use (resolved)

PROJECT DESCRIPTION: Surrounding Vicinity

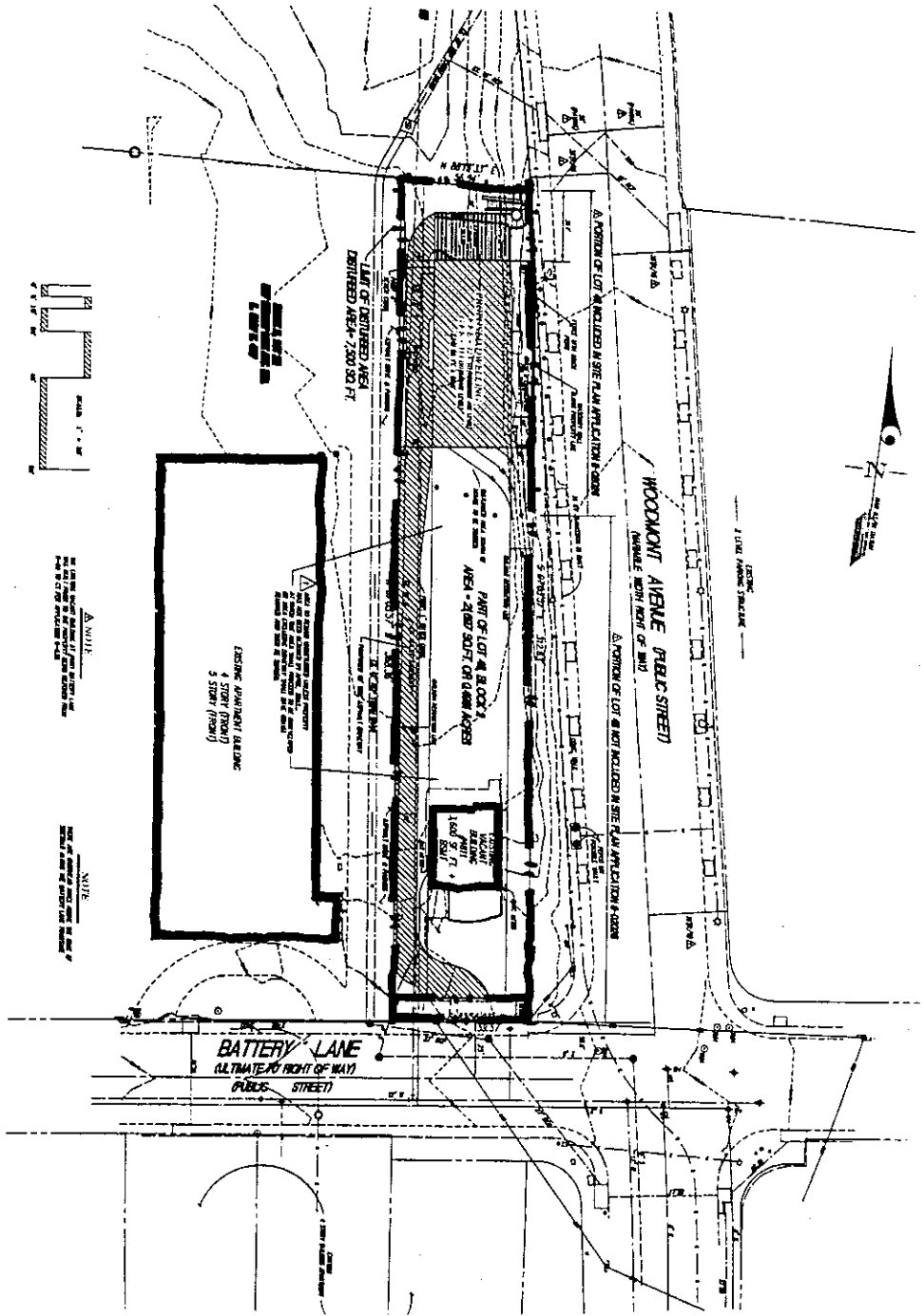
The site is just at the north edge of the Bethesda Central Business District. It is one of the two sites flanking the entry point into the CBD on Woodmont from the north; its development will provide one-half of the gateway to the CBD at this point. The other half, across Woodmont, is currently the rear of the garage behind the Sheraton hotel facing Wisconsin. To the north of this site are the wooded and grassy lawns of the National Library of Medicine. To the west is an existing apartment building and parking lot. The site is bounded on the south by Battery Lane, which is classified as a residential street.



PROJECT DESCRIPTION: Site Description

A remodeled/enlarged single family house containing office uses occupies the south end of the site. The house was on the site since before the site was rezoned to C-T, and was converted to office use after rezoning to C-T. The south side of the office building is paved for parking, and the remainder is unpaved but also used for parking. Woodmont's sidewalk is concrete with tree pits 30-35 feet on center inserted into part of its width.

A curb cut on Battery Lane gives access to the site. A WSSC easement traverses the west edge of the site from South to North. There is no significant vegetation. The site slopes down from Woodmont toward the west, with most of the drop in an embankment along the Woodmont ROW. The rear two-thirds of the site are about one level below Woodmont.

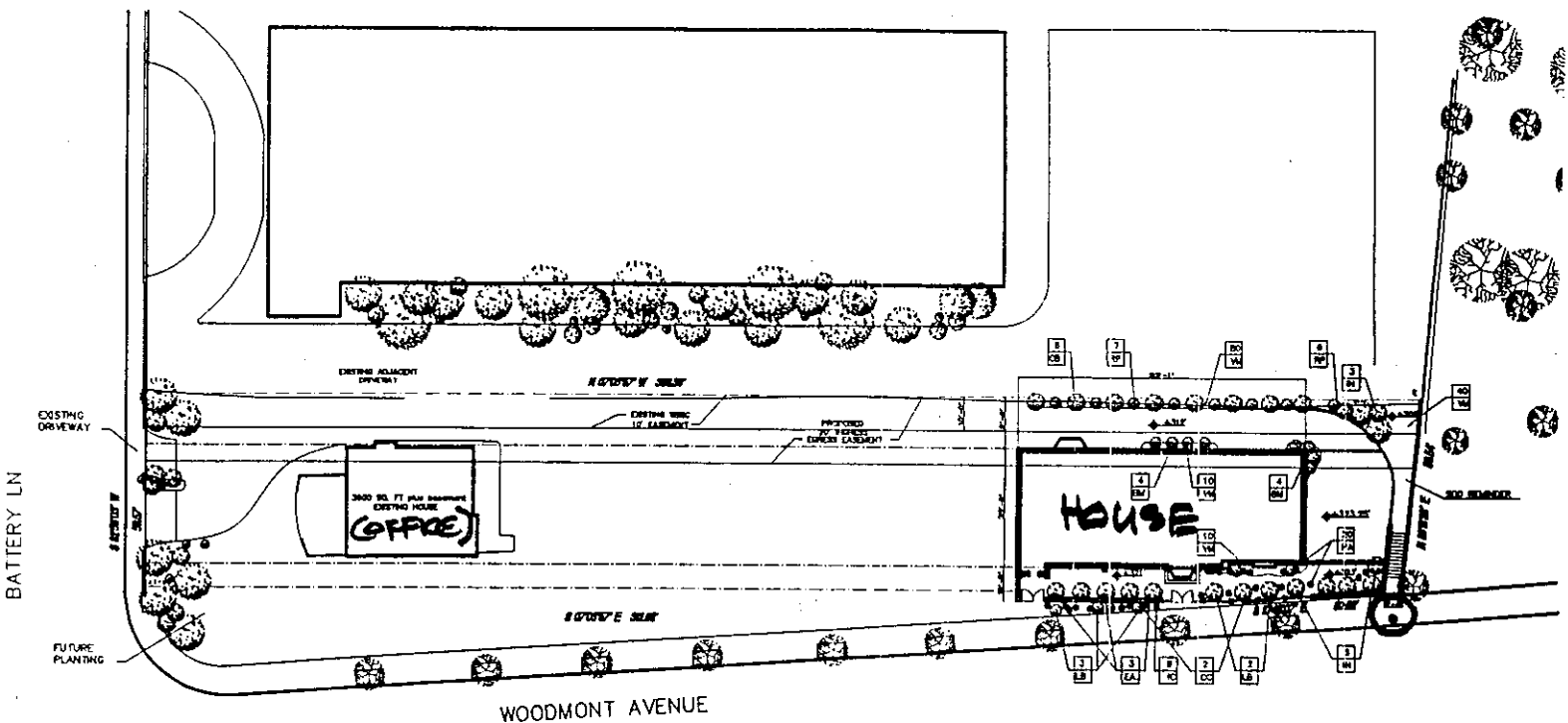


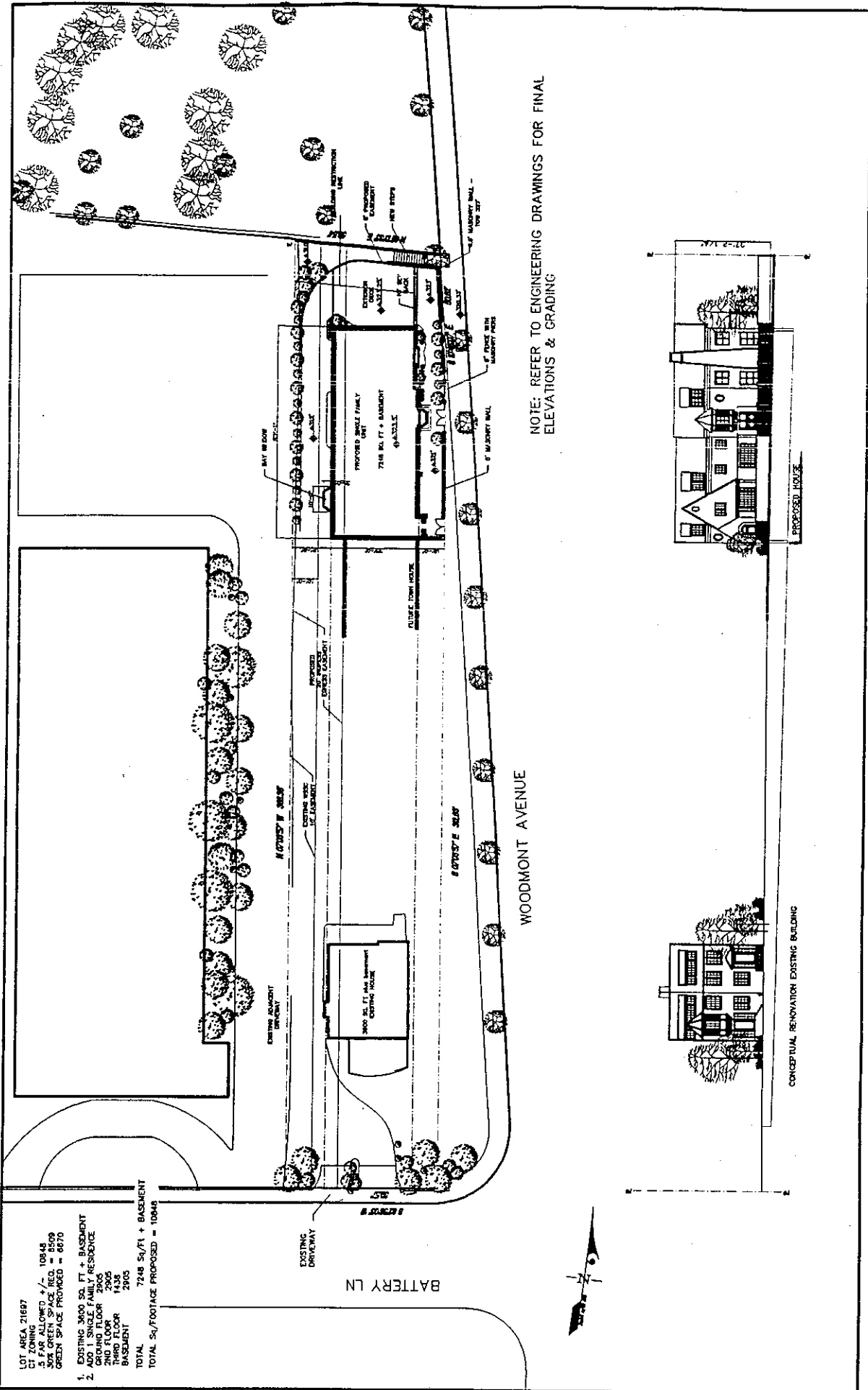
PROJECT DESCRIPTION: Proposal

The applicant proposes to build a large single family dwelling at the north end of the site. The house will be accessed along a driveway over the WSSC easement along the west edge, via the existing Battery Lane curb cut. The house is designed to appear to be two smaller, abutting houses, to reduce the scale and to blend compatibly with a *future* phase which will be proposed *later* for the southern 2/3 of the site, namely a row of residential townhouses facing Wisconsin Avenue. Prior to that proposal's being reviewed by the Board, this and possibly the adjacent apartment building will have to undergo rezoning to PD-75 in accordance with the Master Plan. *The subject of this review is only the single family detached dwelling on the north third of the site.*

The house will feature a deck on its north end which will overlook the grounds of the Library of Medicine. The lowest floor, on grade with the library grounds, will house parking, both in the basement of the house and under the deck. The parking below the deck is somewhat screened from the southbound travelers entering the CBD on Woodmont by the stairs along the edge of the deck, and by a second stair from the yard level up to the Woodmont sidewalk. The applicant proposes to provide this pedestrian connection from the apartments to the west of the site to Woodmont, for those commuting on foot to and from NIH or its Metro stop. The path would be in an access easement along the north end of the subject site.

Access will utilize the existing curb cut on Battery Lane for the time being, and will be restricted to right-in, right-out movements. The site has received a small-lot exemption from Forest conservation requirements. The MCDPS has waived quantity control of storm water but required on-site quality control.





LOT AREA 21697
 CT ZONING S.F.A.R. ALLOWED +/- 106148
 5. F.A.R. ALLOWED +/- 8509
 GROSS AREA PROVIDED = 6679
 GROSS SPACE PROVIDED = 6679

1. EXISTING 300 SQ. FT. + BASEMENT
 GROUND FLOOR 2905
 FIRST FLOOR 1336
 THIRD FLOOR 2305
 BASEMENT 1336

TOTAL 7248 SQ. FT. + BASEMENT
 TOTAL SQ. FOOTAGE PROPOSED = 10646

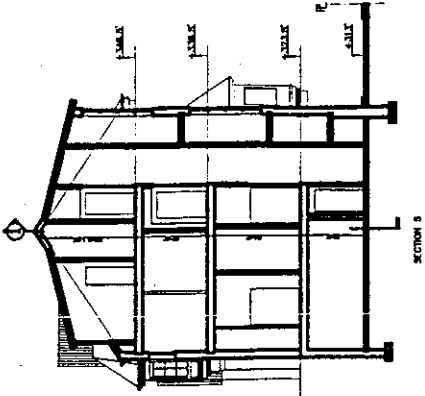
NOTE: REFER TO ENGINEERING DRAWINGS FOR FINAL ELEVATIONS & GRADING

MORRISON ARCHITECTS
 1726 CONNECTICUT AVENUE, NW SUITE 300, WASHINGTON D.C. 20009
 TELEPHONE 202.363.8182 FAX 202.363.8184
 C-SCALE 1/8" = 1'-0"

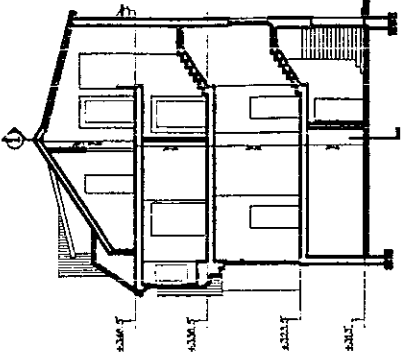
BATTERY LN
 4511 BATTERY LN
 BETHESDA MD

CONCEPTUAL RENOVATION EXISTING BUILDING

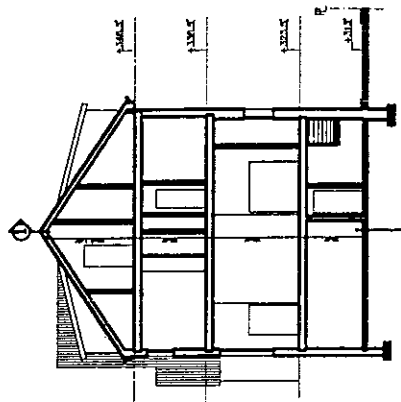
SCALE	DATE



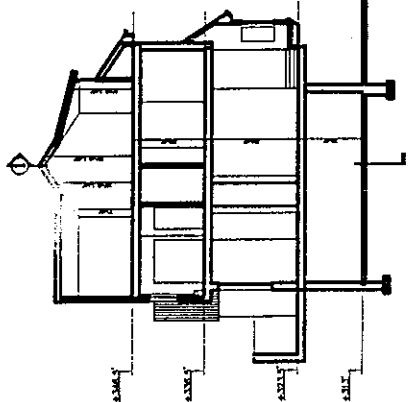
SECTION 1



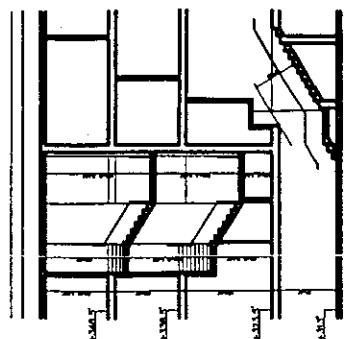
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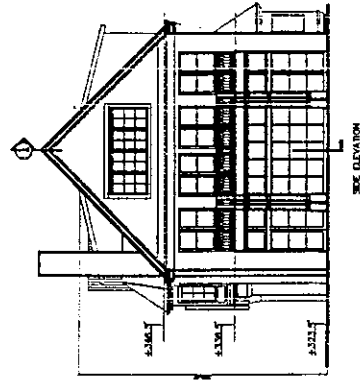
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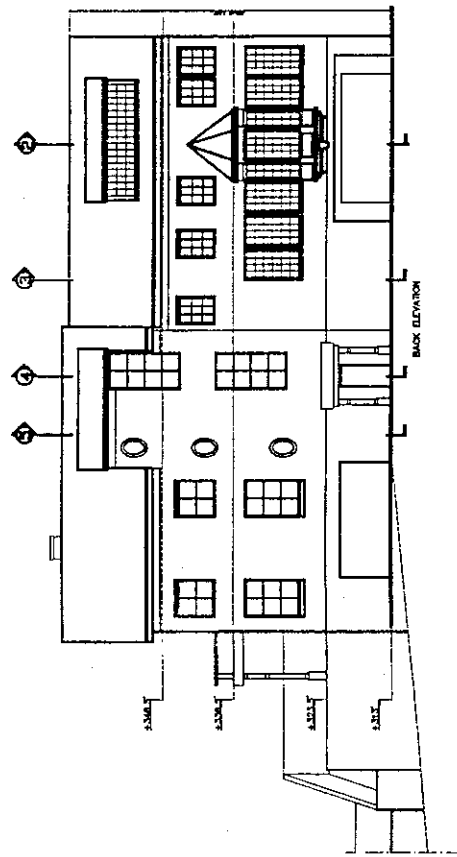
SECTION 4



SECTION 5



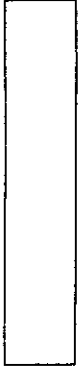
SIDE ELEVATION



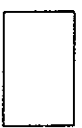
BACK ELEVATION

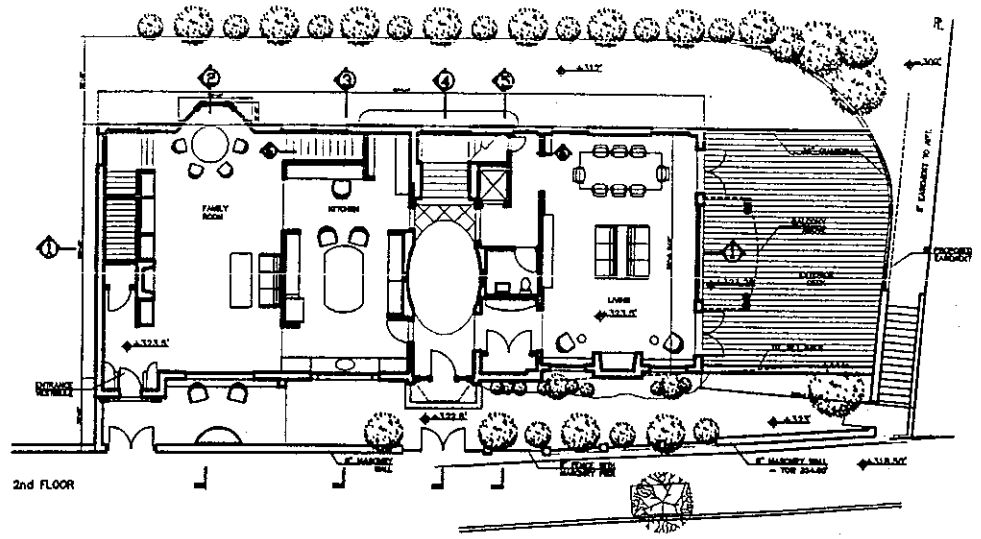
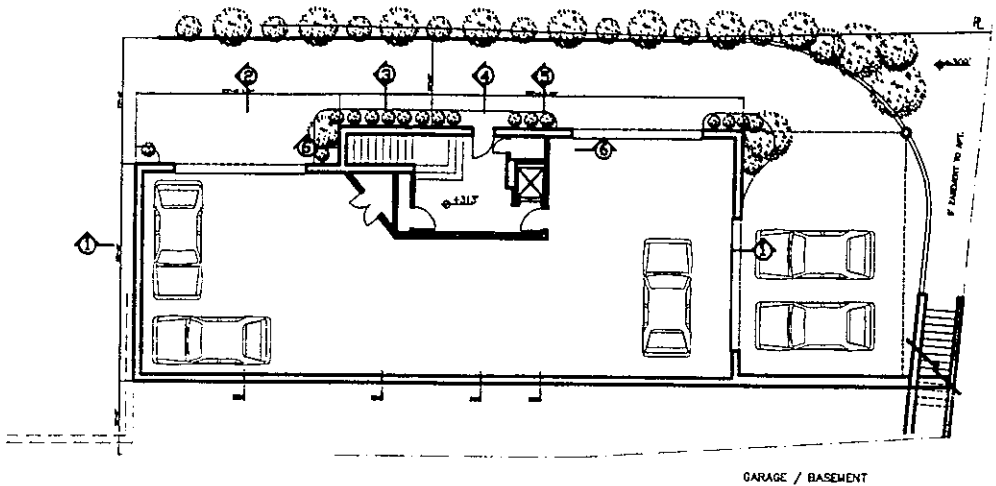
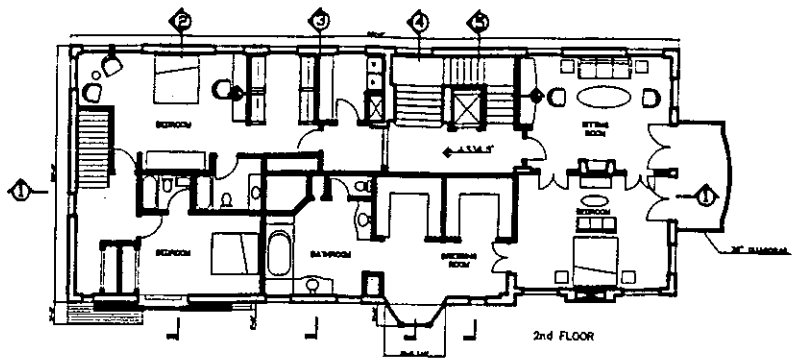
MORRISON ARCHITECTS
 1728 CONNORWAY AVENUE, NW SUITE 200, WASHINGTON, D.C. 20008
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 E-MAIL: MORRISON@MORRISONARCH.COM

BATTERY LN
 4811 BATTERY LN
 BETHESDA, MD



date: _____ issued: _____





Date: _____
 Issued: _____

PLANS

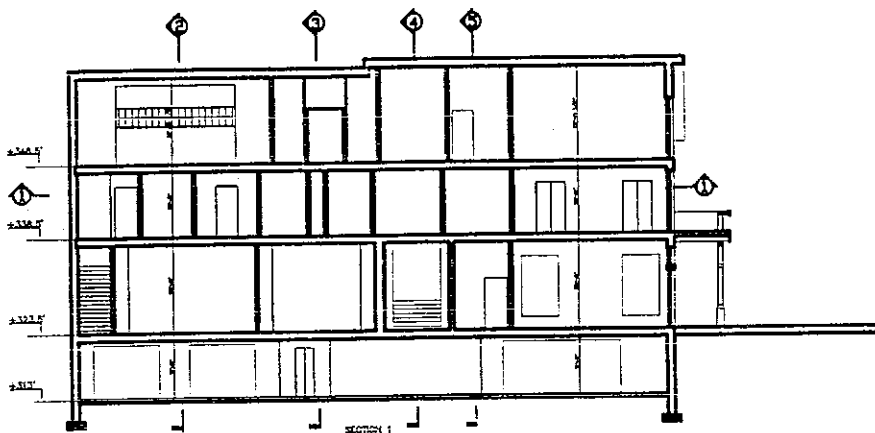
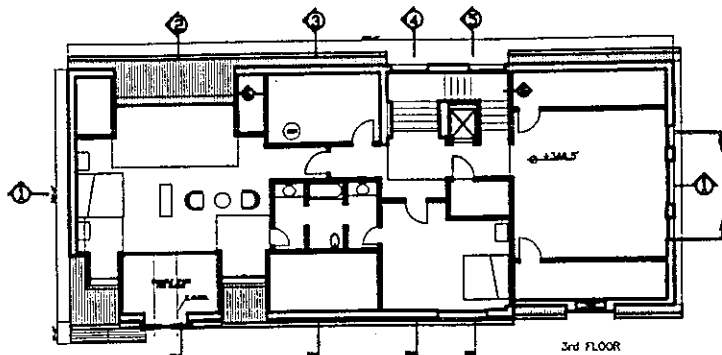
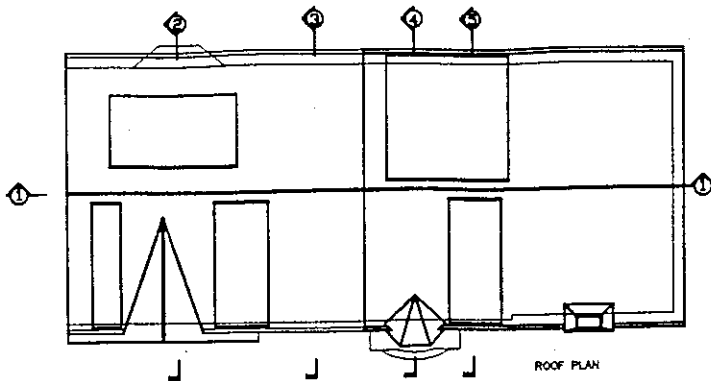
BATTERY LN
 4811 BATTERY LN
 BETHESDA MD

MORRISON ARCHITECTS
 1728 CONNORVILLE AVENUE, NW SUITE 300, WASHINGTON, D.C. 20006
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A4

Scale

Legend



BATTERY LN
4811 BATTERY LN
BETHESDA MD

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A5

PROJECT DESCRIPTION: Prior Approvals

The Site is a recorded lot, and as such need not undergo Preliminary Plan Review. The property was rezoned to C-T (opinion attached). The opinion notes the existence of a single family residence on the site. The fact that this house existed at the time of the C-T rezoning is a necessary condition for permitting the residential use. MCDPS has indicated its support for the proposed use (letter attached).

ANALYSIS: Conformance to the Master Plan

The Master Plan recommends specific guidelines for height, building orientation and stepping if the parcels along Battery Lane and Woodmont assemble and seek PD-75 zoning. The applicant anticipates taking this action in the near future. The guidelines include, among others:

1. Arrange the buildings in a manner that acknowledges the site's gateway location for the Woodmont Triangle District and minimizes the "canyon effect" along Woodmont. This can be achieved by such measures as locating the bulk of the building perpendicular to the street, stepping back the upper floors, or architecturally expressing the two- or three-story base.
 2. Create a gateway to the Woodmont Triangle by providing flowering trees along the eastern edge of the site.
 3. Provide parking in the rear or below grade to minimize impact on the pedestrian environment.
- The proposal features a two-three story house, and a future row of townhouses is anticipated by the same owner; this is in conformance with the guideline for a low building along Woodmont. The street trees will be perpetuated per the Master Plan. The parking is on the level below the Woodmont sidewalk.

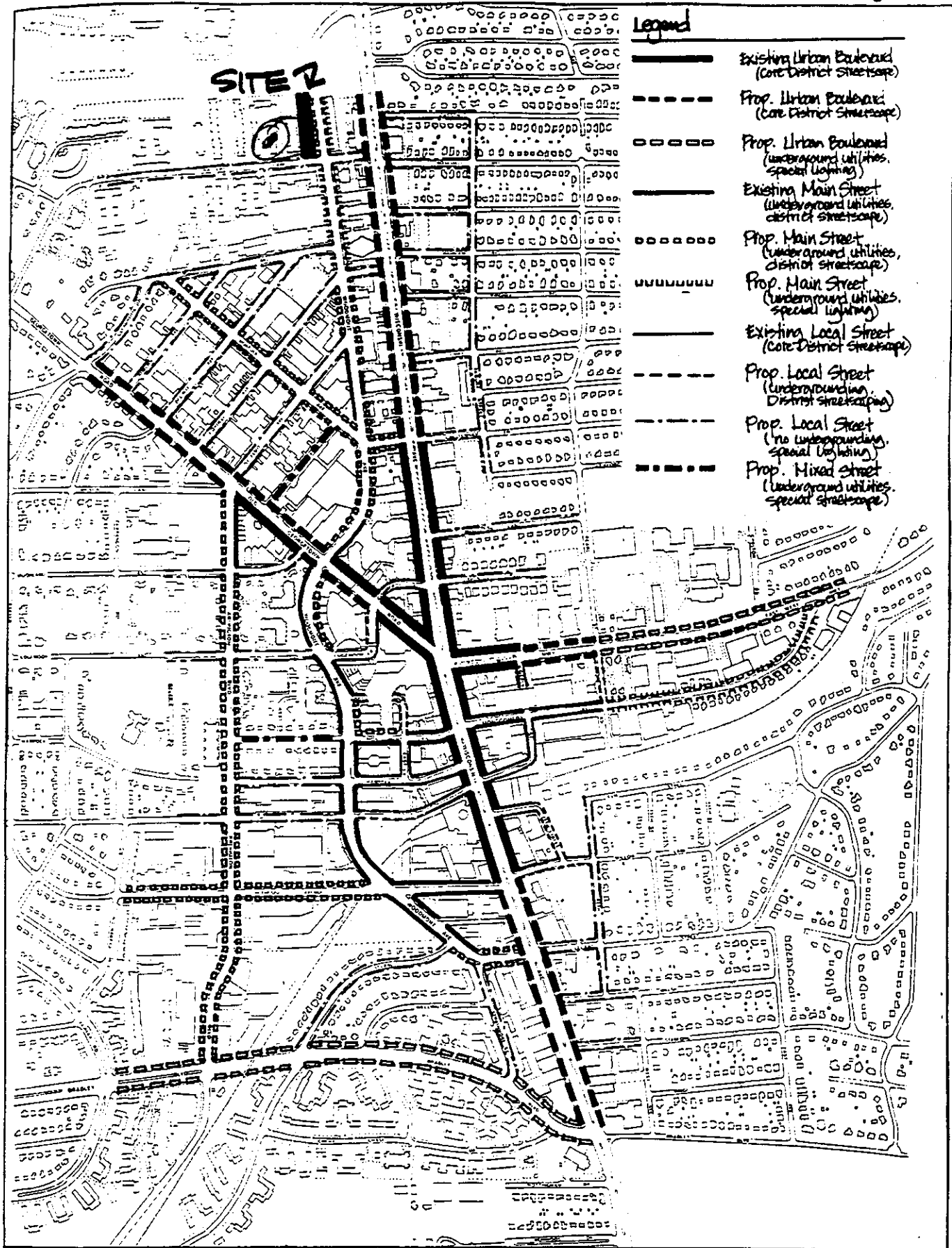
ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Development Standard	Permitted/ Required	Proposed
Lot Area:	NA	21,697 sf
Gross Floor Area: (sf)	10,848	7248
Floor Area Ratio (FAR):	0.5	0.34
One-family detached dwelling units:	NA	1
Building Coverage (%):	35	18
Building Height (ft.):	35	35
Setbacks (ft.):		
Front yard	10	10
Side yard	15	25.6
Rear yard	15	15
Frontage	100	423
Parking:	2	6

Streetscape Plan

Figure 6.1



FINDINGS: For Site Plan Review

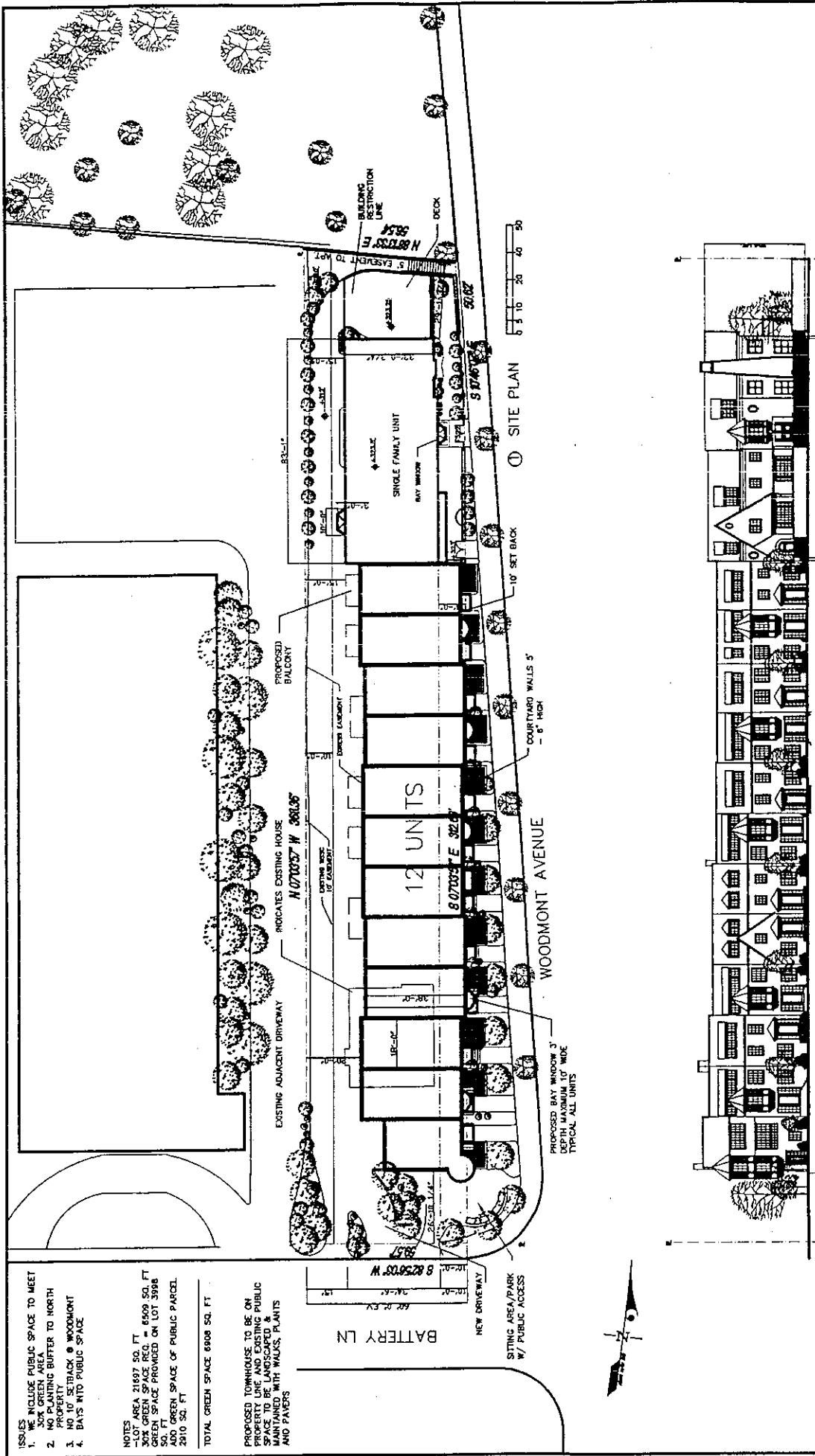
1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required. N.A.*
2. *The Site Plan meets all of the requirements of the zone in which it is located. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*
4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation and Chapter 19 regarding water resource protection.*
The site has received a small-lot exemption.

APPENDICES

- A. Standard conditions dated October 10, 1995
- B. Opinion of C-T zoning case
- C. Letter from Robert Hubbard, MCDPS

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Signature set of site, landscape and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Limits of disturbance.
 - b. Methods and locations of tree protection.
 - c. Conditions of DPS Stormwater Management Concept approval letter
 - d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - e. The development program inspection schedule.
 - f. Streets trees per Master Plan in existing tree pits along Woodmont
2. No clearing or grading prior to M-NCPPC approval of signature set of plans.



FUTURE PLANS

PROPOSED TOWNHOUSE | PROPOSED HOUSE
CONCEPTUAL TOWNHOUSE ELEVATION

ISSUES

1. WE INCLUDE PUBLIC SPACE TO MEET
2. 30% GREEN AREA
3. NO PLANTING BUFFER TO NORTH PROPERTY
4. NO TO SETBACK & WOODMONT
5. BAYS INTO PUBLIC SPACE

NOTES

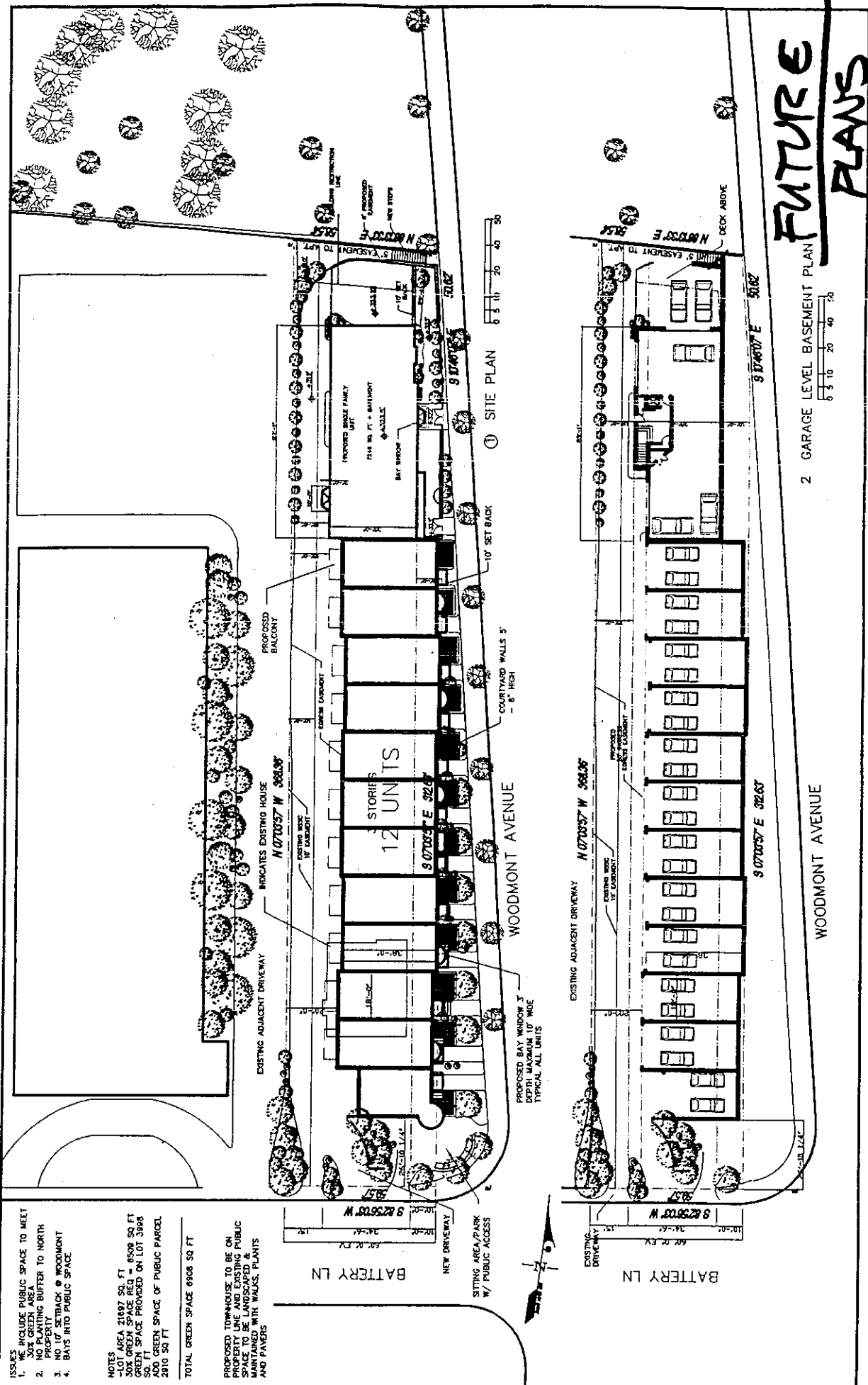
- LOT AREA 21897 SQ. FT
- 30% GREEN SPACE REQ. = 6569 SQ. FT
- GREEN SPACE PROVIDED ON LOT 3998
- 400' GREEN SPACE OF PUBLIC PARCEL
- 2010 SQ. FT

TOTAL GREEN SPACE 6908 SQ. FT

PROPOSED TOWNHOUSE TO BE ON PROPERTY LINE AND EXISTING PUBLIC SPACE TO BE LANDSCAPED & MAINTAINED WITH WALKS, PLANTS AND PAVERS

PROPOSED BAY WINDOW 3' DEPTH MAXIMUM 10' WIDE TYPICAL ALL UNITS





- ISSUES
1. WE INCLUDE PUBLIC SPACE TO MEET 30% GREEN AREA
 2. NO PLANTING BUFFER TO NORTH
 3. NO 10' SETBACK @ WOODMONT
 4. BAYS INTO PUBLIC SPACE

NOTES

- LOT AREA 21697 SQ. FT
- LOT GREEN SPACE REQ = 6508 SQ FT
- LOT GREEN SPACE PROVIDED ON LOT 3898 SQ. FT
- ADD GREEN SPACE OF PUBLIC PARCEL 2810 SQ FT

TOTAL GREEN SPACE 6908 SQ FT

PROPOSED TOWNHOUSE TO BE ON PROPERTY LINE AND EXISTING PUBLIC SPACE TO BE LANDSCAPED & MAINTAINED WITH WALKS, PLANTS AND FANDS

BATTERY LN

NEW DRIVEWAY

SITTING AREA/PARK W/ PUBLIC ACCESS

WOODMONT AVENUE

PROPOSED BAY WINDOW 3' DEPTH MAXIMUM 10' WIDE TYPICAL ALL UNITS

WOODMONT AVENUE

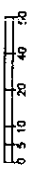
EXISTING ADJACENT DRIVEWAY

BATTERY LN

EXISTING DRIVEWAY

FUTURE PLANS

2 GARAGE LEVEL BASEMENT PLAN



1 SITE PLAN



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BATTERY LN
 4811 BATTERY LN
 BETHESDA MD

WOODMONT AVENUE

Scale	Issued

