



Item #6

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

M E M O R A N D U M

**DATE:** April 12, 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 April 18, 2002.

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Attached are copies of plan drawings for Items #05, #06. These subdivision items are scheduled for Planning Board consideration on April 18, 2002. The items are further identified as follows:

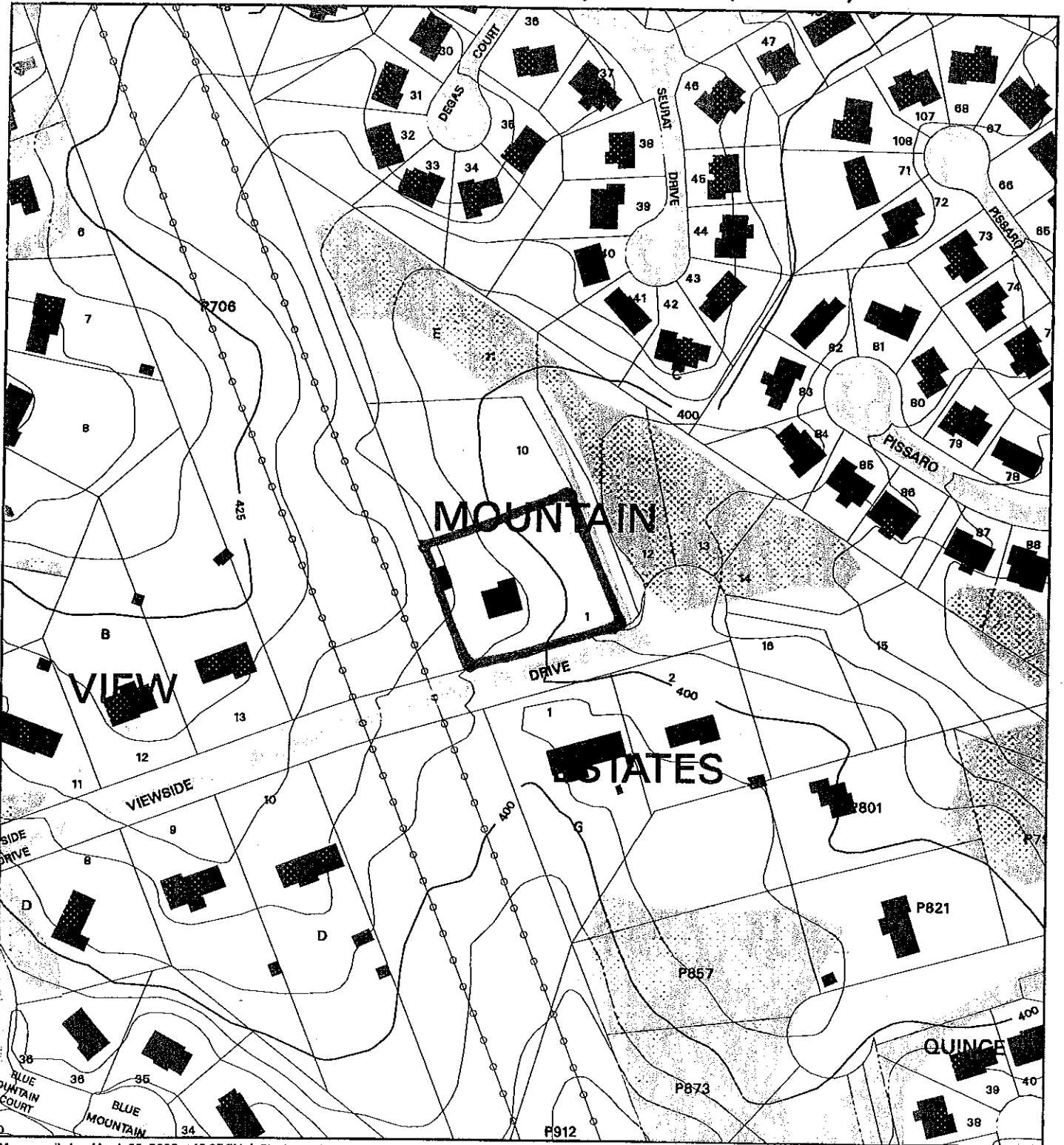
Agenda Item #05 - Preliminary Plan 1-02093  
Neha Estate

Agenda Item #06 - Pre-Preliminary Plan 7-02050  
Mountain View Estates

Attachment

VICINITY MAP FOR

# MOUNTAIN VIEW ESTATES LOT 1, BLK. E (7-02050)



Map compiled on March 28, 2002 at 12:37 PM | Sits located on base sheet no - 221NW12

## NOTICE

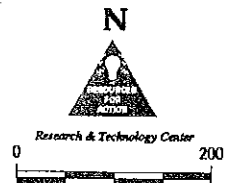
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**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue - Silver Spring, Maryland 20910-3750

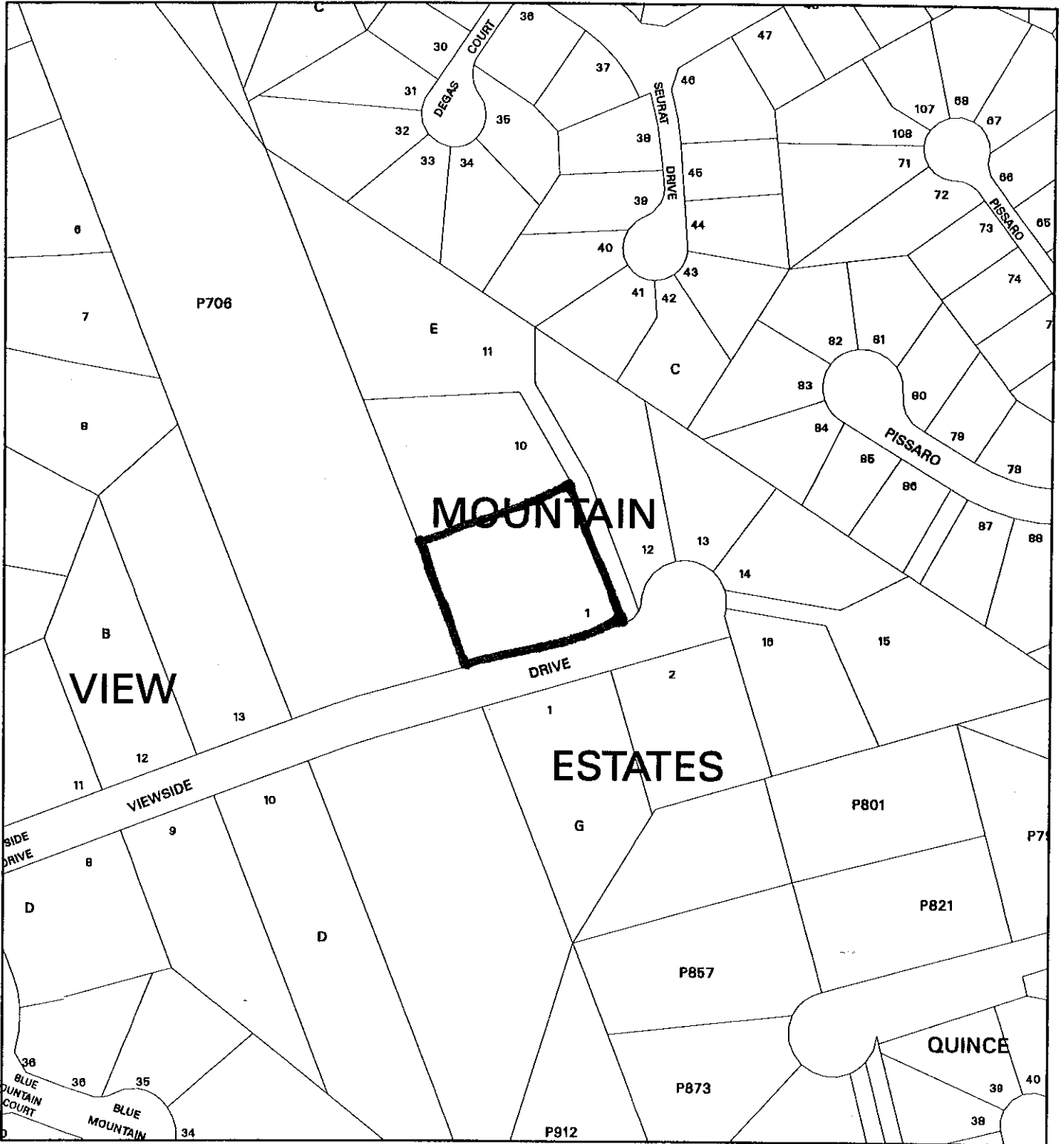
Key Map



1 : 2400

VICINITY MAP FOR

# MOUNTAIN VIEW ESTATES LOT 1, BLK. E (7-02050)



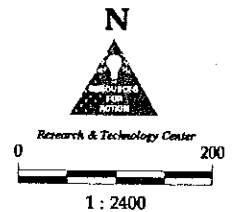
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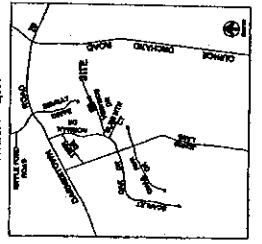


Scale: 1"=50'  
 Date: February 2002

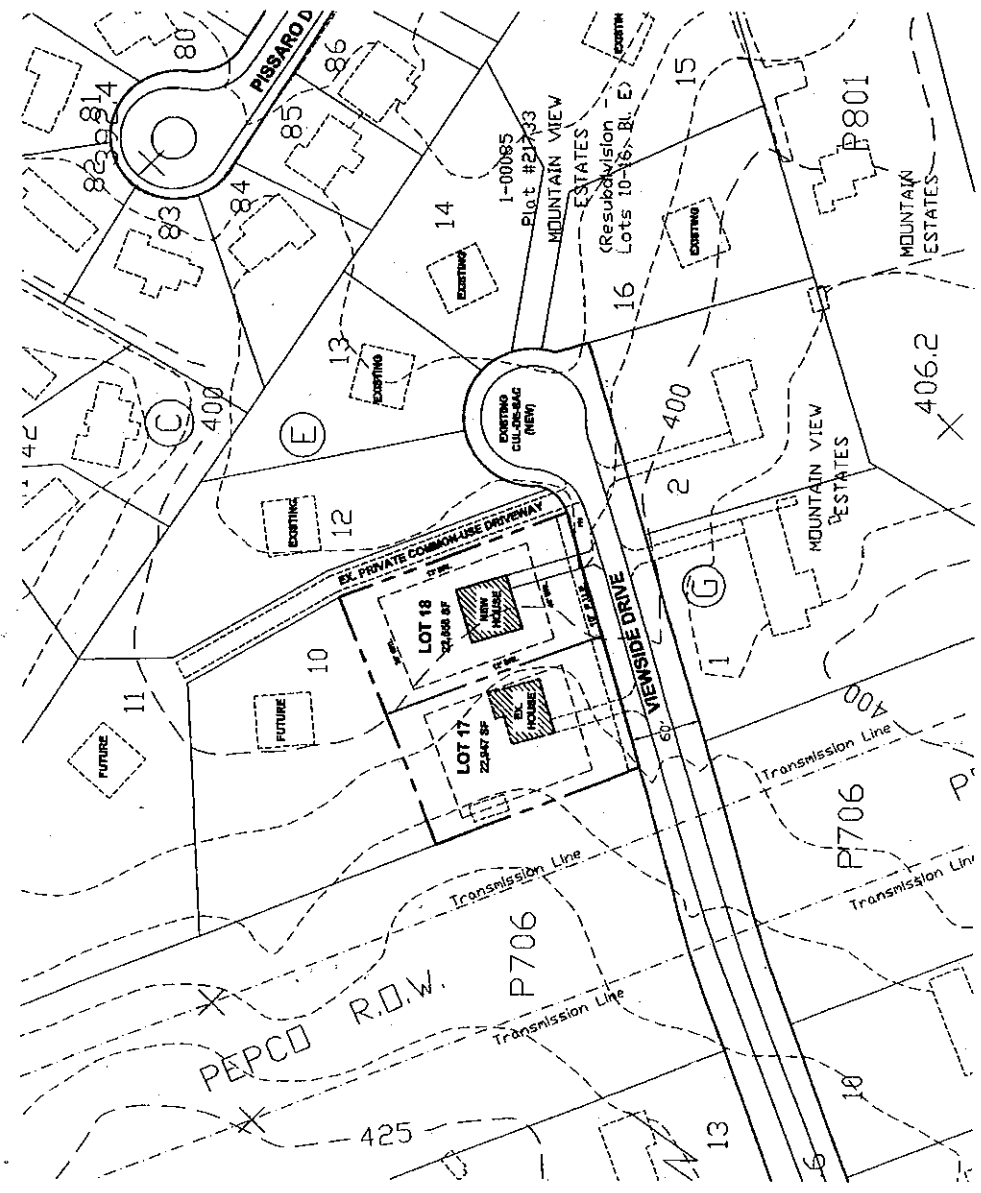
Planning & Associates, Inc.  
 11111 Bay View Lane  
 Columbia, MD 21046  
 (410) 727-4200  
**B&A**

PRE-APPLICATION CONCEPT PLAN  
 MOUNTAIN VIEW ESTATES  
 (RESUBDIVISION OF LOT 1, BLOCK E)  
 Montgomery County, Maryland

202050



- NOTES:**
1. AREA OF PROPERTY - 45,905 sf
  2. EXISTING ZONING: R-300
  3. MINIMUM LOT SIZE: 20,000 sf
  4. NUMBER OF LOTS PERMITTED: 2
  5. NUMBER OF LOTS SHOWN: 2
  6. SITE TO BE SERVED BY PUBLIC WATER & SEWER
  7. EXISTING SEWER & WATER SERVICE CATEGORIES: S-3, W-4
  8. LOCATED IN MUDJAY BRANCH WATERSHED (CLASS I-P)
  9. REQUIRED SETBACKS:  
 Frontyards - 40'  
 Sideyards - 25' TOTAL, 12' MINIMUM  
 Rearyards - 30'



OWNER:  
**THOMAS R. & VICTORIA SMITH**  
 1467 DORRISTOWN ROAD  
 DORRISTOWN, MARYLAND 20874  
 301-677-3321



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ITEM# 46

DATE: 4/18/02



**MEMORANDUM**

**DATE:** April 12, 2002

**TO:** Montgomery County Planning Board

**VIA:** Joe Davis, Chief *JLD*  
Development Review Division

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

**REVIEW TYPE:** Pre-Preliminary Plan Review

**APPLYING FOR:** Resubdivision of Lot 1, Block E and a portion of the abandoned Welcome Lane right-of-way – Mountain View Estates

**PROJECT NAME:** Mountain View Estates

**CASE #:** 7-02050

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

**ZONE:** R-200

**LOCATION:** On the North Side of Viewside Drive, Approximately 250 Feet West of the Eastern Terminus of Viewside Drive

**MASTER PLAN:** Potomac - Darnestown

**APPLICANT:** Thomas and Victoria Smith

**FILING DATE:** April 8, 2002

**HEARING DATE:** April 18, 2002

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**STAFF RECOMMENDATION:** No Objection to the Submission of a Preliminary Plan Application, Subject to Compliance With Chapter 50, the Subdivision Regulations, Including Section 50-29(b)(2), the Resubdivision Criteria

## 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) complies with all seven of the resubdivision criteria, 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."

## NEIGHBORHOOD DELINEATION

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. The neighborhood used to evaluate the application can only include recorded, whole lots within the same zoning (R-200) classification as the subject property. Therefore, staff excluded from consideration those lots to the north, within the Quince Haven subdivision, which were developed under a TDR option. Lots to the west of the PEPCO powerline right-of-way were also not included in the defined neighborhood. Unrecorded parcels to the south were also excluded. Only those lots (10-16, Block E, recorded 2001) within the adjacent Mountain View Estates (preliminary plan No. 1-00085) and Lot 1 (recorded 1966) and Lot 2 (recorded 1967), Block G, confronting this property on Viewside Drive, were included within the neighborhood. *This neighborhood delineation is consistent with the neighborhood that was considered as part of the Mountain View Estates resubdivision (1-00085), Lots 10-16, Block E, year 2000.*

## PROJECT AND SITE DESCRIPTION

The subject property is located within Block E of the Mountain View Estates subdivision. As mentioned, Lots 10-16, Block E were the subject of a recent resubdivision (1-00085), which significantly changed the configuration of the defined neighborhood. In the approval of preliminary plan No. 1-00085, the Planning Board also approved the abandonment of Welcome Lane and a portion of Viewside Drive (Planning Board Resolution AB 00-27). A portion of Welcome Lane as it was originally platted, was conveyed to the applicants of this pre-preliminary plan through the abandonment procedure. *Staff noted in the discussion of preliminary plan 1-00085 that there was the potential for this property to resubdivide dependent upon the disposition of the abandoned Welcome Lane right-of-way.*

The subject resubdivision proposes the creation of two rectangular lots, one of 22,947 square feet, the other at 22,558 square feet. Although not the smallest lots in the neighborhood, the proposed lots are on the smaller end of the scale. An existing single family home would remain on the westernmost lot. The smallest lot within the defined neighborhood is at 21,125 square feet with only 4,750 square feet of useable area. The proposed lots have 11,350 and 11,050 square feet respectively of useable area; near the average for the neighborhood. The width and frontage of the proposed lots at 115 and 110 respectively, are also close to the average for the neighborhood. The shape, alignment and suitability of the two proposed lots are consistent with the defined neighborhood.

## CONCLUSION

By applying the resubdivision criteria to the analysis area delineated by staff, staff concludes that the proposed resubdivision can satisfy all of the criteria set forth in Section 50-29(b)(2) as illustrated by the characteristics on the attached tabular summary. While the proposed lots are smaller than most, given the significant range of lots shapes and sizes in the neighborhood, the new lots are of the same character as the existing lots. This finding is particularly true given that the width, frontage and area of the new lots fall well within the predominant characteristics of the neighborhood. Based on the development pattern within the defined neighborhood staff finds that this pre-preliminary resubdivision plan review is consistent with what has occurred over the past years. Staff acknowledges that the potential exists within the neighborhood for additional development through the resubdivision process. Staff will review any additional resubdivisions on a case-by-case basis.

### Attachments

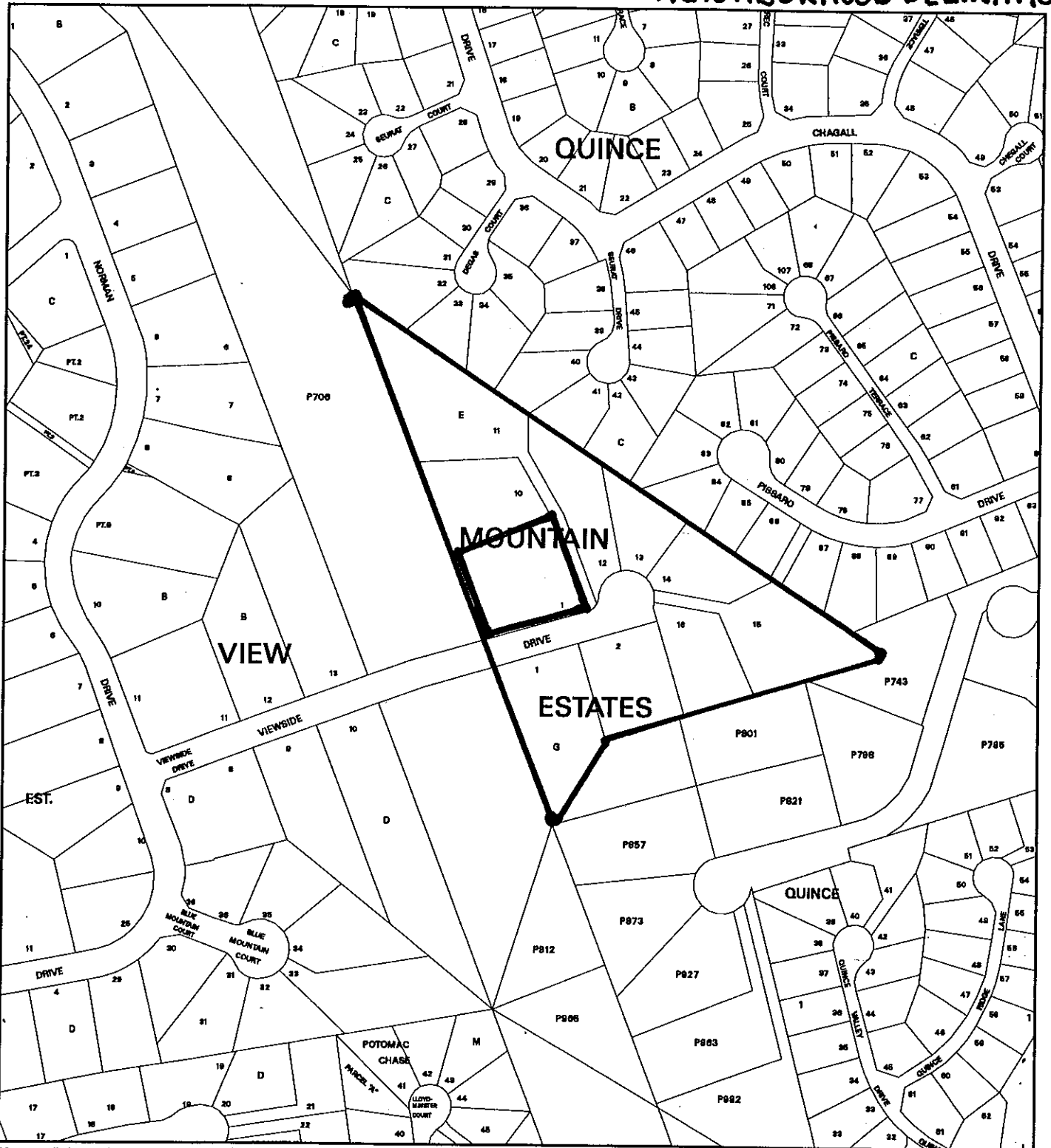
|   |   |
|---|---|
| Vicinity and Neighborhood Delineation Map | 4 |
| Neighborhood Development Map              | 5 |
| Proposed Resubdivision Plan               | 6 |
| Tabular Summary                           | 7 |
| Neighborhood prior to 1-00085 approval    | 8 |

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

n/divdr/mountainviewresub

VICINITY MAP FOR

# MOUNTAIN VIEW ESTATES (7-02050) - NEIGHBORHOOD DELINEATION



Map compiled on April 12, 2002 at 9:46 AM | Site located on base sheet no - 221NW12

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Key Map



N



Research & Technology Center

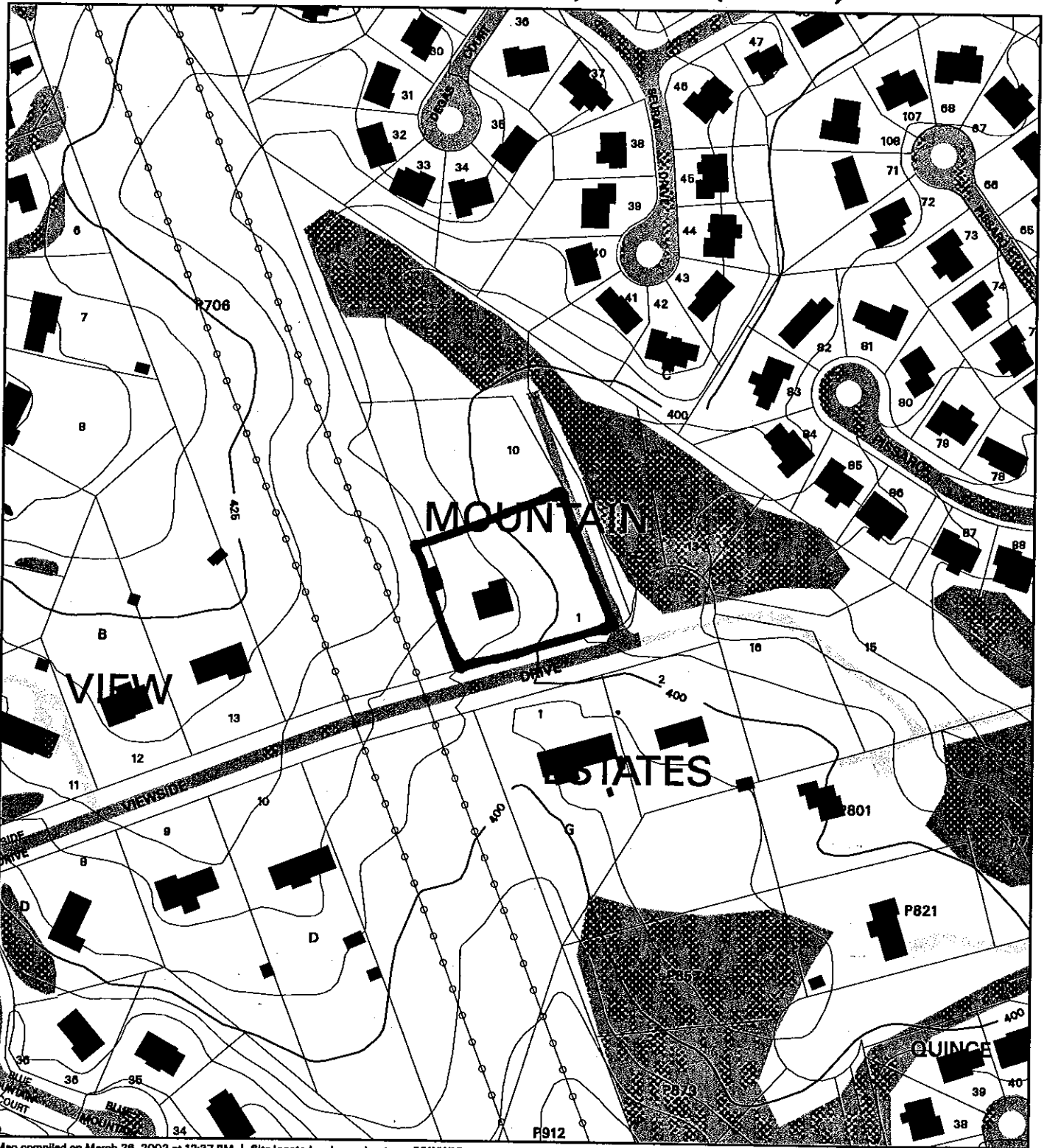


1 : 3600



VICINITY MAP FOR

# MOUNTAIN VIEW ESTATES LOT 1, BLK. E (7-02050)



Map compiled on March 28, 2002 at 12:37 PM | Site located on base sheet no - 221NW12

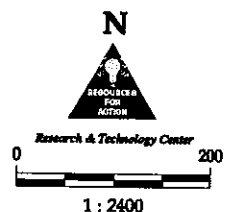
### NOTICE

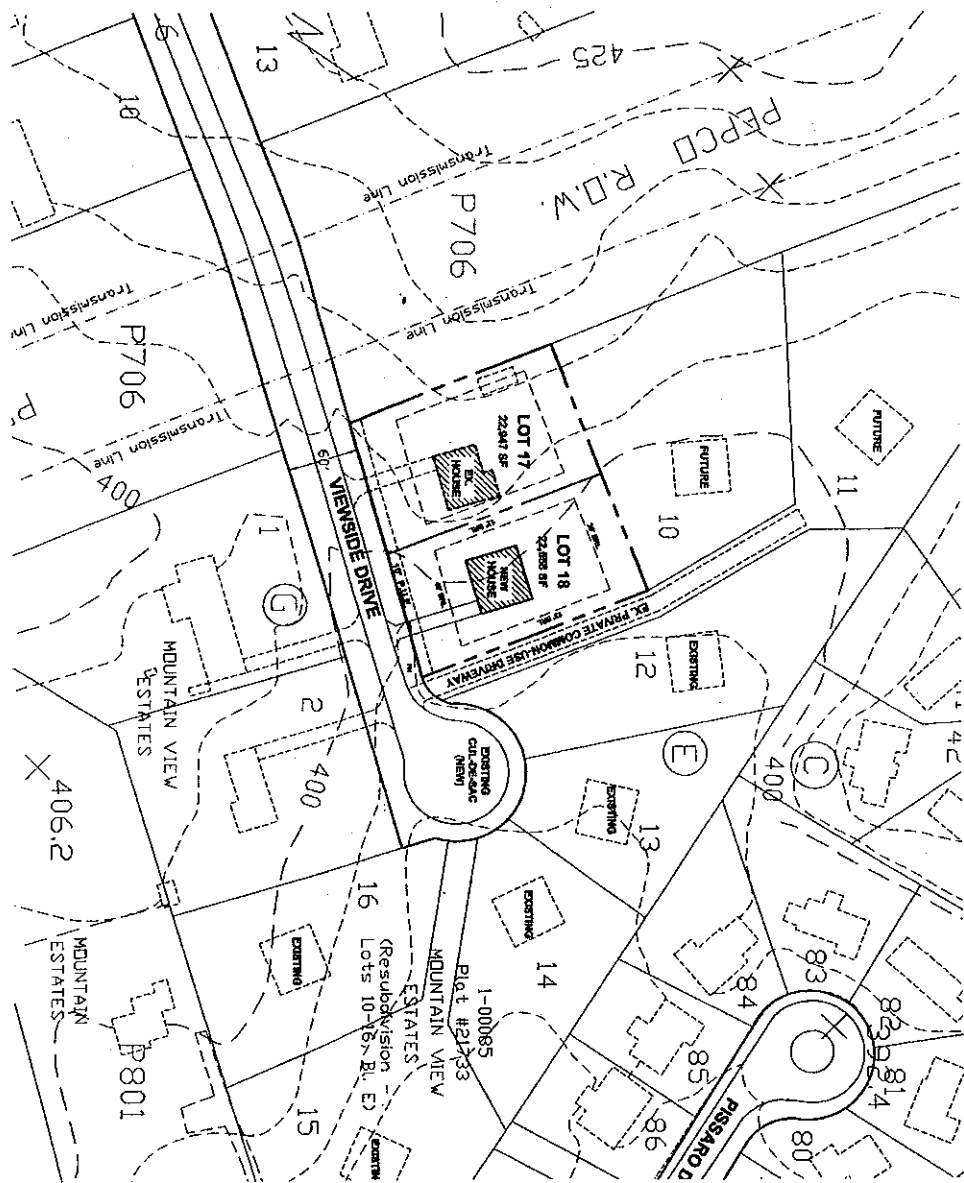
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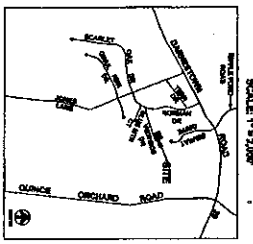
**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3750





- NOTES:**
1. AREA OF PROPERTY - 48,595 sq ft
  2. EXISTING ZONING: R-200
  3. MINIMUM LOT SIZE: 20,000 sq ft
  4. NUMBER OF LOTS PERMITTED: 2
  5. NUMBER OF LOTS SHOWN: 2
  6. SITE TO BE SERVED BY PUBLIC WATER & SEWER
  7. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
  8. LOCATED IN MUDOVY BRANCH WATERSHED (CLASS 1-F)
  9. REQUIRED SETBACKS:
    - Frontyards - 40'
    - Sideways - 25'
    - Rearyards - 30'
    - PLAT TOTAL 12' MINIMUM

**THOMAS R. & VICTORIA SMITH**  
 OWNER  
 14881 DARNESTON ROAD  
 DARNESTON, MARYLAND 20874  
 301-477-5474

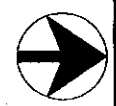


702050

**PRE - APPLICATION CONCEPT PLAN**  
**MOUNTAIN VIEW ESTATES**  
 (RESUBDIVISION OF LOT 1, BLOCK E)  
 Montgomery County, Maryland

**B&A** Benzing & Associates, Inc.  
 Lead Planning Consultants  
 8033 Sandy Cove Court  
 Gaithersburg, MD 20877  
 (301) 948-4249

date: February 2002  
 scale: 1" = 50'



Sheet 1 of 1  
 Number

**Resubdivision Criteria: Mountain View Estates, Lots 17 & 18 of Block E**

| Lot #   | Frontage | Alignment     | Size            | Shape       | Width   | Area         | Suitability |
|---------|----------|---------------|-----------------|-------------|---------|--------------|-------------|
| 17E     | 115      | Perpendicular | 22,947          | Rectangular | 115     | 11,350       | R-200       |
| 18E     | 110      | Perpendicular | 22,558          | Rectangular | 110     | 11,050       | R-200       |
| 10E     | 0        | Parallel      | 39,199          | Rectangular | 160     | 19,700       | R-200       |
| 11E     | 25       | Perpendicular | 68,915          | Flag        | 100     | 10,000       | R-200       |
| 12E     | 77       | Perpendicular | 33,547          | Elongated   | 100     | 5,200        | R-200       |
| 13E     | 49       | Radial        | 21,125          | Pie         | 100     | 4,750        | R-200       |
| 14E     | 34       | Radial        | 25,147          | Pie         | 100     | 7,100        | R-200       |
| 15E     | 26       | Radial        | 47,862          | Flag        | 100     | 15,750       | R-200       |
| 16E     | 25       | Radial        | 30,826          | Rectangular | 100     | 15,300       | R-200       |
| 2G      | 175      | Perpendicular | 35,129          | Rectangular | 175     | 18,750       | R-200       |
| 1G      | 182      | Perpendicular | 47,580          | Rectangular | 175     | 29,000       | R-200       |
| Range   | 0-185    |               | 21,125 - 68,915 |             | 100-175 | 4,750-29,000 |             |
| Average | 75       |               | 35,894          |             | 121     | 13,450       |             |

**Proposed Lots**



S  
N  
ES 342

(See Map Grid ES 42P190)

(See Map Grid ES 42A 4091)

(See Map Grid ES 42A 4091)