

Item # 11



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: May 03, 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 May 09, 2002.

Attached are copies of plan drawings for Items #09, #10, #11. These subdivision items are scheduled for Planning Board consideration on May 09, 2002. The items are further identified as follows:

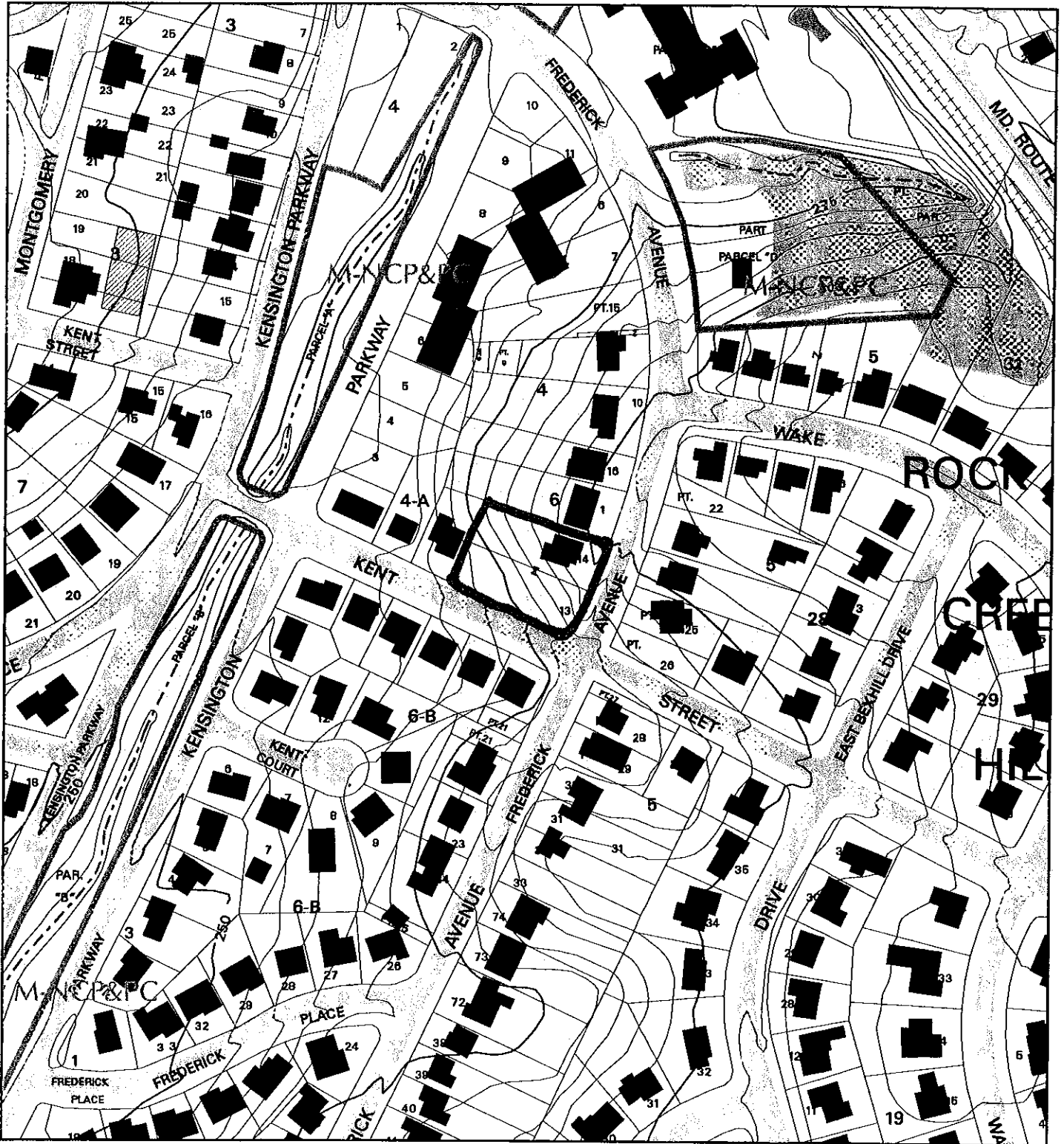
Agenda Item #09 - Preliminary Plan 1-99100E
Cloverly Commercial

Agenda Item #10 - Preliminary Plan 1-01089
Dufief Mill Road, Parcel 293

Agenda Item #11 - Preliminary Plan 1-02087
Kensington Park

Attachment

VICINITY MAP FOR
KENSINGTON PARK (1-02087)



Map compiled on March 20, 2002 at 4:03 PM | Site located on base sheet no - 213NW03

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 1999

Key Map



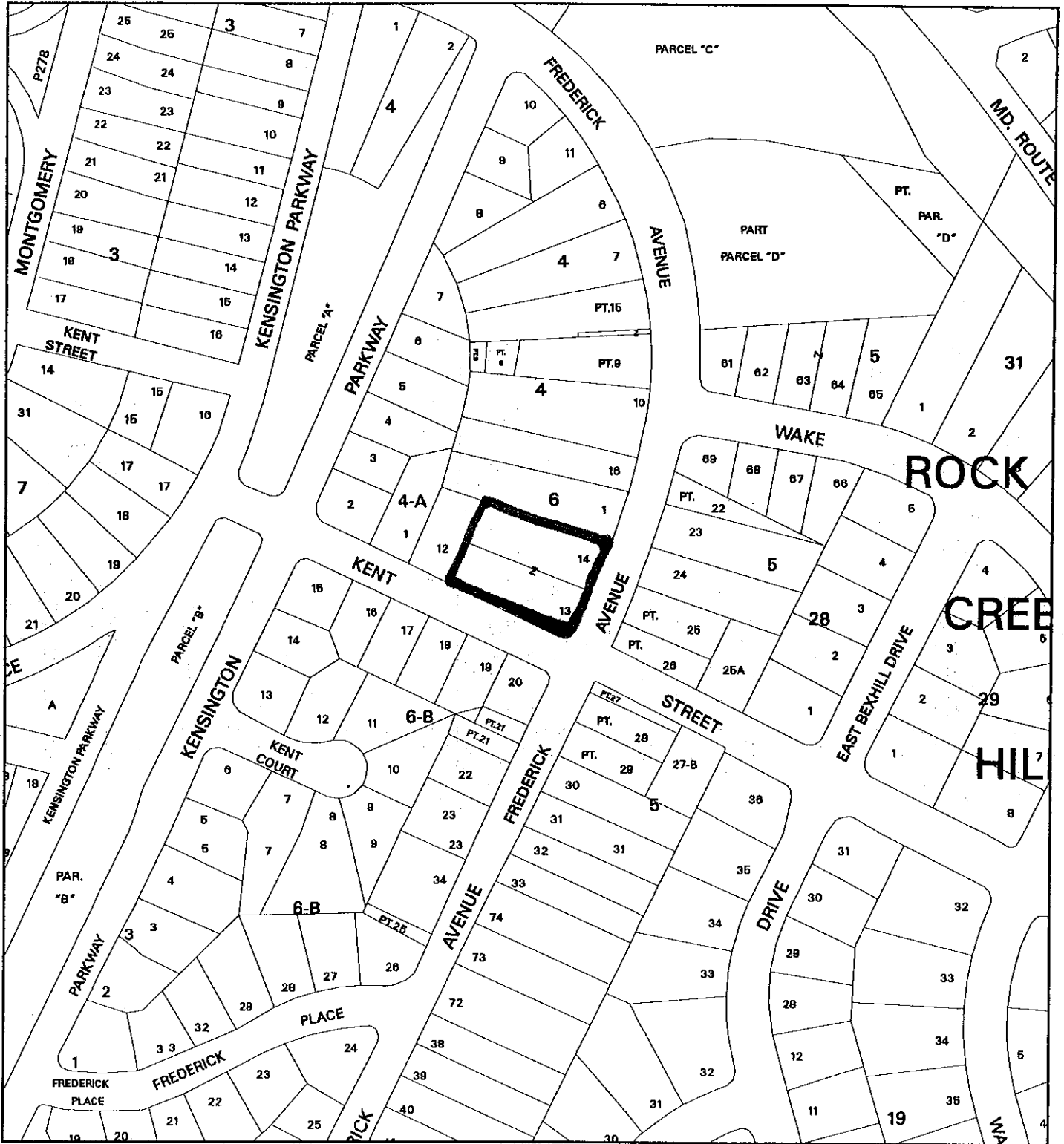
Research & Technology Center



1 : 2400

VICINITY MAP FOR

KENSINGTON PARK (1-02087)



Map compiled on March 20, 2002 at 3:42 PM | Site located on base sheet no - 213NW03

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Key Map



Research & Technology Center

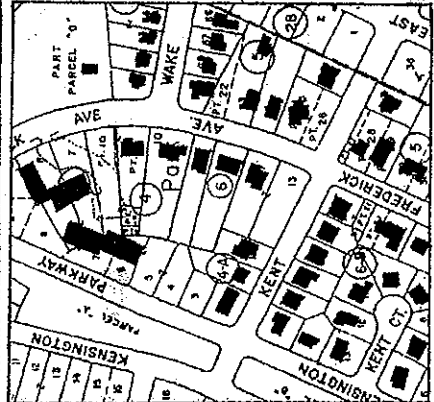


1 : 2400

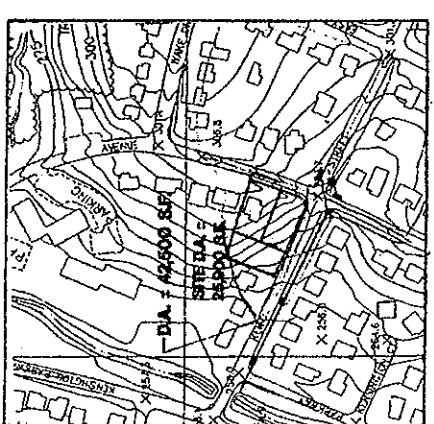
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

SITE DEVELOPMENT TABULATION

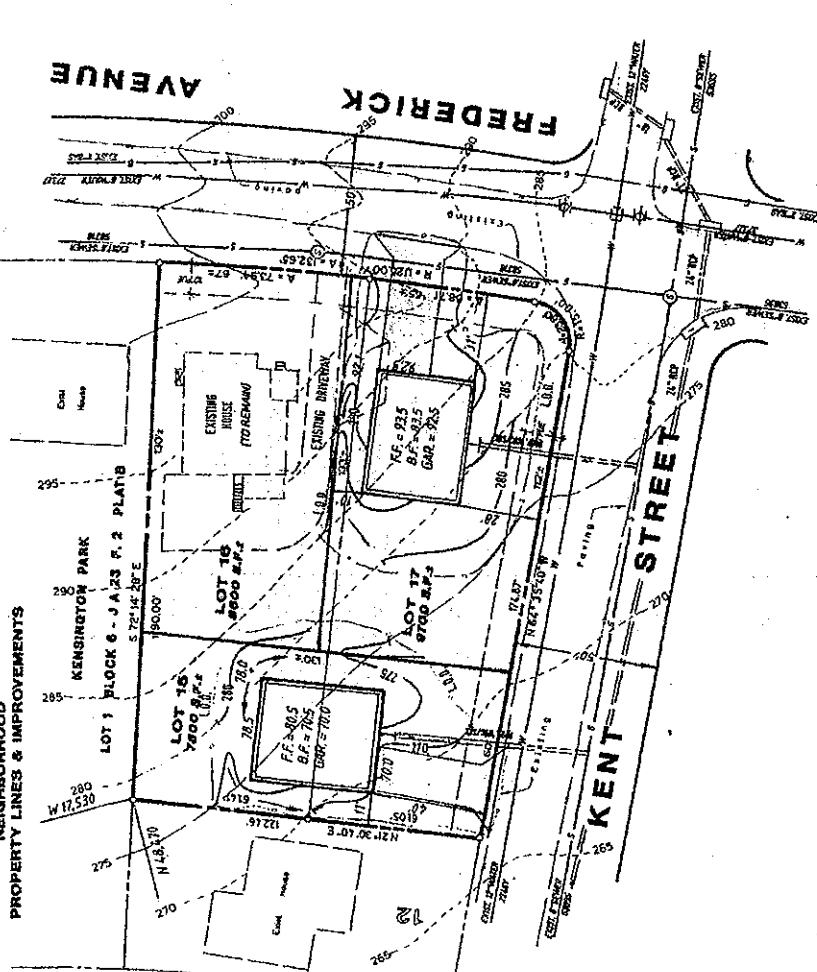
ITEM	REQUIRED	PROPOSED
Total Site Area	25,897 s.f.	R-60
Existing Zoning	R-60	6,000 s.f.
Lot Area	60'	80' min.
Lot width	25'	25' min.
Lot width at Street	25'	29' min.
Front Setback	8' one side, 18' total of both	20' min.
Side Setback	20'	35% max.
Rear Setback	35% max.	1 Story/2.5 Max.
Lot Coverage	3 off-street spaces	2 off-street spaces
Height	2 off-street spaces	
Parking		



NEIGHBORHOOD - TOPOGRAPHY DRAINAGE AREA MAP



NEIGHBORHOOD - TOPOGRAPHY DRAINAGE AREA MAP



PROPERTY LINES & IMPROVEMENTS

NOTES

1. Lots 13 & 14, Block 4-A, as shown, are included on a Subdivision Records Plat titled "Part of Block 4-A Kensington Park" which is recorded among the Land Records of Montgomery County, Maryland in Plat Book 46 as Plat 3447.
2. Topography, as shown, taken from M.N.C.P. & P.C. 200 scale sheet no. 213.NW.3.
3. Zone: R-60. 3 lots proposed.
4. Property Address: 10202 Frederick Avenue.
5. Tax ID Numbers:
Lot 13 = 13-015-0102111
Lot 14 = 13-015-0102122
6. Planning Area 31 - Kensington Wheelon Master Plan within the limits of the Town of Kensington.
7. Watershed: Lower Rock Creek
8. Soils - 2C Glenelg silt loam on the entirety of property. Sheet 24 of the Montgomery County Soils Survey.
9. There is no floodplain on site.
10. Sewer category = S-1 Water category S-1.
11. Property is exempt from Forest Conservation requirements. NR/FSD No. 4-013506 Approved 6-25-01.
12. Certain elements shown hereon are scaled and subject to change at time of field survey or record plat.

MAP NO. 48 583
200 SHEET 213 NW 3
DATE: MAR. 15 2007
SCALE: 1" = 30'
PREPARED FOR:
10202 FREDERICK AVE
ROCKVILLE, MD 20853

PRELIMINARY SUBDIVISION PLAN

PROPOSED LOTS 15, 16 & 17 - BLOCK 4A
A REVISION OF LOTS 13 & 14 - BLOCK 4A
KENSINGTON PARK
13th (WHEATON) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

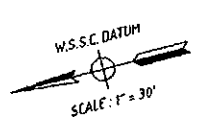
WITMER ASSOCIATES, LLC
LAND SURVEY, LAND PLANNING & DESIGN
13-A Hempstead Drive, Rockville, MD 20850
Tel: (301) 984-8600 Fax: (301) 984-8603

SCALE: 1" = 30'
DATE: May, 2007
SHEET NO. 36233 B
SHEET NO. 1 of 1

LOT 15
7000 S.F.
FF-240.5
BF-275
GAR-240.5

LOT 16
7600 S.F.

LOT 17
8700 S.F.



SURVEYOR'S CERTIFICATE
I hereby certify that the boundary and topographic information are from the sources as noted hereon.

4/19/2007
APRIL WITMER
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND

UTILITY COMPANIES SERVICING THIS SITE

PERCO
1610 Cedar Road
Rockville, MD 20850

Washington Suburban Sewerage Commission
14501 Sherrill Lane
Lanham, MD 20780

Comcast
20 West Gate Drive
Rockville, MD 20850

Verizon
Distribution Services - Engineering
3901 Calverton Blvd., 3rd Floor
Bethesda, MD 20779

102087
THIS POINT MARK
P.P. 2 6 1007
WITMER ASSOCIATES



ITEM# 11

DATE: 5/9/02

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



MEMORANDUM

DATE: May 3, 2002

TO: Montgomery County Planning Board

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

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

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Resubdivision of Lot 13 and 14, Block 4A – Kensington Park

PROJECT NAME: Kensington Park

CASE #: 1-02087

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

ZONE: R-60

LOCATION: In the Northwest quadrant of the intersection of Kent Street and Frederick Avenue, Kensington

MASTER PLAN: Kensington-Wheaton

APPLICANT: Peter L. Heon

FILING DATE: February 20, 2002

HEARING DATE: May 9, 2002

STAFF RECOMMENDATION: Approval, Pursuant to Section 50-29 (b)(2), Montgomery County Subdivision Regulations

- (1) Compliance with the conditions of Town of Kensington storm water management approval
- (2) Compliance with development standards as outlined in memo by Town of Kensington dated March 26, 2002

- (3) Access and improvements as required to be approved by the Town of Kensington prior to recordation of plat(s)
- (4) Grading and Tree Save Plan to be reviewed and approved by MNCPPC technical staff prior to recordation of 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 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
- (6) Other necessary easements

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 each of the seven "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."

In administering the Resubdivision section, the Planning Board must determine the appropriate "neighborhood" for evaluating the application. The defined neighborhood can only include lots within the same zoning (R-60) classification as the subject property. The neighborhood defined by staff includes those lots within the block defined by Frederick Avenue, Kent Street and Kensington Parkway zoned R-60. It excludes Lot 6 through 11, Block 4-A and Lots 6 and 7, Block 4 as they are zoned for multi-family. Parts of lots were also excluded. Since this resubdivision proposes lots with frontages on two roads, staff included a representation of abutting and confronting lots along both Kent Street and Frederick Avenue, with the subject property situated in the middle of the defined area.

PROJECT AND SITE DESCRIPTION

The subdivision of Kensington Park is quite large, extending from Summit Avenue to the west, the CSX Railroad right-of-way to the north, Frederick Avenue to the east and Washington Street to the south. The subject property is located within Block, 4A of the Kensington Park subdivision, also within the Town of Kensington. As such, the proposal was forwarded to the Town for review, which has conditionally approved the resubdivision request. The Town's conditions of approval are reflected in the Planning Board's conditions. The original lots located within this block were recorded by plat in 1890. Numerous resubdivisions of this neighborhood occurred in the early to mid 1950's, leaving the lot pattern as it is reflected today.

The existing lots within the neighborhood vary somewhat in *size*, ranging from 5,897 square feet to 21,350 square feet with *lot areas* of a proportionally similar range as illustrated on the attached tabular summaries. *Frontages, widths, shapes and alignments* are fairly consistent for the existing lots. Existing lots 2, 3, 4, and 5, Block 4-A are not developed and not suitable for residential construction due to floodplain restrictions. They are however, platted lots and included within the neighborhood. It is staff's determination that all proposed lots fall well within the middle of the range for all seven resubdivision criteria.

CONCLUSION:

In applying the resubdivision criteria to the analysis area delineated by staff, staff concludes that the proposed resubdivision complies with all of the criteria set forth in Section 50-29(b)(2) as illustrated by the characteristics set forth on the attached tabular summary. Based on the development pattern within the defined neighborhood staff finds that this resubdivision is consistent with what has occurred over the past years. Staff feels that there is little potential for additional development through the resubdivision process for the defined neighborhood.

Attachments

Vicinity and Neighborhood Delineation Map	4
Neighborhood Development Map	5
Proposed Resubdivision Plan	6
Tabular Summary I	7
Tabular Summary II – Ranked by Size	8

To date no citizen correspondence has been submitted to the file

n:/divdr/andolpharmsresub

VICINITY MAP FOR
KENSINGTON PARK



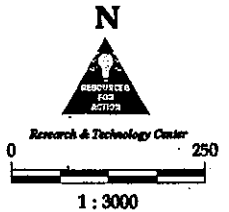
Map compiled on May 03, 2002 at 10:24 AM | Site located on base sheet no - 213NW03

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VICINITY MAP FOR
KENSINGTON PARK (1-02087)



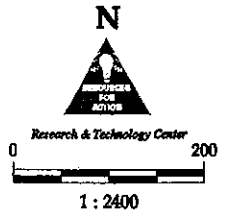
Map compiled on March 20, 2002 at 4:03 PM | Site located on base sheet no - 213NW03

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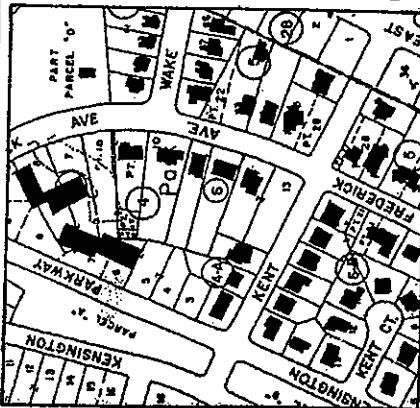
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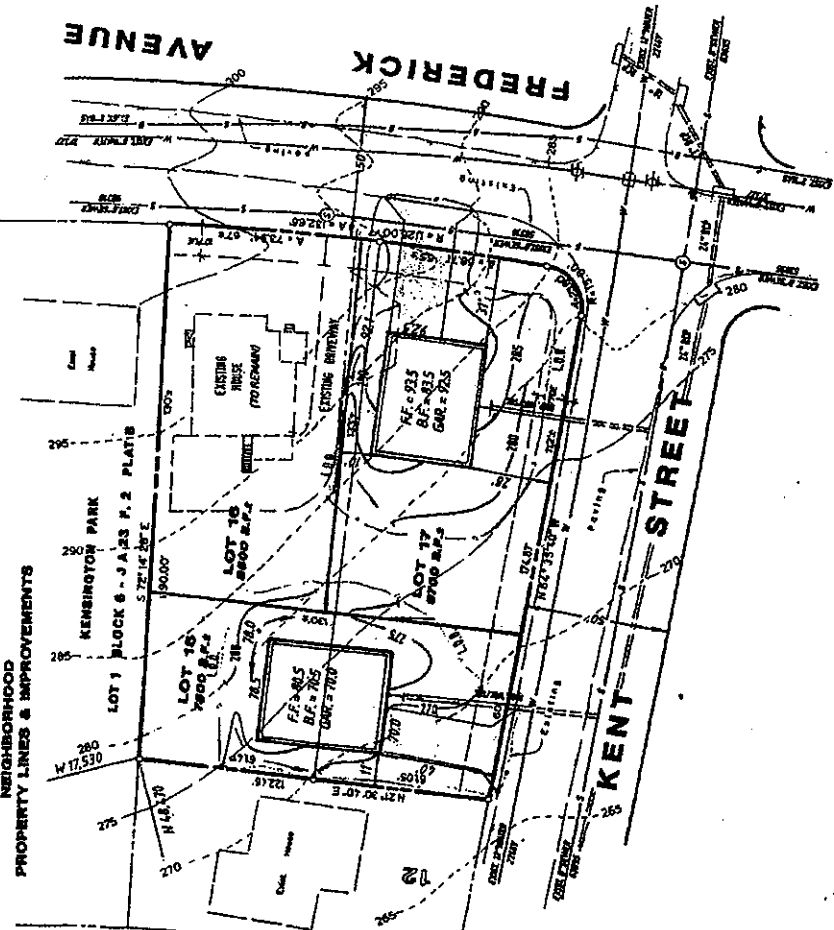
SITE DEVELOPMENT TABULATION

ITEM	REQUIRED	PROPOSED
Total Site Area		28,807 s.f.
Existing Zoning	R-60	R-60
Lot Area	6,000 s.f.	6,000 s.f. min.
Lot width	60'	60' min.
Lot width at Street	25'	25' min.
Front Setback	25'	25' min.
Side Setback	8' one side, 18' total of both	0' one side, 18' total of both
Rear Setback	20'	20' min.
Lot Coverage	35% max.	35% max.
Height	3 Story/42 Max.	1 Story/25 Max.
Parking	2 off-street spaces	2 off-street spaces

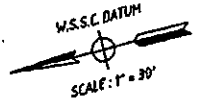


NEIGHBORHOOD - TOPOGRAPHY DRAINAGE AREA MAP

NEIGHBORHOOD PROPERTY LINES & IMPROVEMENTS



KENSINGTON PARK
LOT 17
2700 S.F.
FF-825
BF-785
GAO-785



SURVEYOR'S CERTIFICATE

I hereby certify that the boundary and topographic information are from the sources as noted hereon.

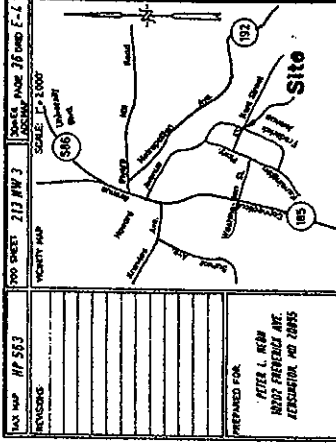
[Signature]
 JAMES WITMER
 SURVEYOR
 1500 WEST GARDEN DRIVE
 ROCKHILL, MD 20850

UTILITY COMPANIES SERVICING THIS SITE:

- PECO
1418 Glenwood Road
Rockville, MD 20850
- Washington Suburban Sanitary Commission
14001 Southpark Lane
Land, MD 20707
- Comcast
28 West Oak Drive
Rockville, MD 20850
- Verizon
Distribution Services - Engineering
2801 Columbia Blvd., 3rd Floor
Rockville, MD 20850

NOTES

1. Lots 13 & 14, Block 4-A, as shown, are included on a Subdivision Records Plat, titled "Part of Block 4-A, Kensington Park", which is recorded among the Land Records of Montgomery County, Maryland in Plat Book 46 as Plat 34.7.
2. Topography, as shown, taken from M.M.C.P. & P.C. 200 scale sheet no. 213 NW 3.
3. Zone: R-60. 3 lots proposed.
4. Property Address: 10202 Frederick Avenue.
5. Tax ID Numbers:
 Lot 13 = 13-015-01021111
 Lot 14 = 13-015-01021122
6. Planning Area 31 - Kensington Wheaton Master Plan within the limits of the Town of Kensington.
7. Watershed: Lower Rock Creek
8. Soils - 2C Glenalg still loam on the entirety of property. Sheet 24 of the Montgomery County Soils Survey.
9. There is no floodplain on site.
10. Sewer category = S-1 Water category = S-1.
11. Property is exempt from Forest Conservation requirements. NR/FSD No. 4-01350E Approved 6-25-01
12. Certain elements shown hereon are scaled and subject to change at time of field survey or record plat.



PRELIMINARY SUBDIVISION PLAN

PROPOSED LOTS 16, 16 & 17 - BLOCK 4A
 A REVISION OF LOTS 13 & 14 - BLOCK 4A
KENSINGTON PARK
 13th (WHEATON) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
 Land Surveying, Land Planning & Design
 1544 Hopwood Drive, Rockhill, MD 20850
 Tel: (410) 208-4800 Fax: (410) 208-4800

SCALE	1" = 30'	DATE	May, 2001	SHEET NO.	96233 B	TOTAL SHEETS	1 of 1
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102087

THIS PRINT MADE
 BY 7 5 1997

WITMER ASSOCIATES

Comparable Lot Data Table

Ranked By Size

Kensington Park

Lot #	Block	Frontage	Alignment	Size sq. ft.	Shape	Width	Lot Area
3	4-A	60	perpendicular	5,897	rectangular	60	2,125
16	6-B	60	perpendicular	6,218	rectangular	60	2,520
19	6-B	60	perpendicular	6,239	rectangular	60	2,520
20	6-B	75/70	perpendicular	6,326	square	75	1,680
17	6-B	60	perpendicular	6,600	rectangular	60	3,150
18	6-B	60	perpendicular	6,600	rectangular	60	3,150
12	4-A	60	perpendicular	6,948	rectangular	60	3,360
2	4-A	97/78	perpendicular	7,242	square	97	2,079
15	6-B	83/86	perpendicular	7,356	square	83	2,600
15	4-A	60	perpendicular	7,600	rectangular	60	2,660
4	4-A	60	perpendicular	7,762	rectangular	60	2,705
5	4-A	60	perpendicular	8,015	rectangular	60	2,845
16	4-A	67	perpendicular	8,600	rectangular	67	3,010
1	4-A	60	perpendicular	8,676	rectangular	60	3,150
17	4-A	65	perpendicular	9,700	rectangular	65	3,395
16	4	45	perpendicular	12,499	rectangular	45	6,850
24	5	74	perpendicular	13,569	rectangular	74	7,140
23	5	74	perpendicular	14,286	rectangular	74	7,560
1	6	74	perpendicular	16,385	rectangular	74	8,250
10	4	100	perpendicular	21,350	rectangular	100	12,125

Proposed Lots

The image shows a 10x10 grid with a large 'X' drawn across it from corner to corner. This indicates that there are no proposed lots to be added to the data table.