



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ITEM# 4

DATE: 10/3/02



**MEMORANDUM**

**DATE:** September 27, 2002

**TO:** Montgomery County Planning Board

**VIA:** Joseph R. Davis, Chief Development Review Division *JRD*

**FROM:** A. Malcolm Shaneman, Supervisor (301) 495-4587  
Richard A. Weaver, Senior Planner (301) 495-4544 *RAW*  
Development Review Division

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

**APPLYING FOR:** Resubdivision of Lot 15, Block B - Concord

**PROJECT NAME:** Concord

**CASE #:** 7-03003

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

**ZONE:** R-200

**LOCATION:** Northern Terminus of Pinkney Court

**MASTER PLAN:** Potomac

**APPLICANT:** Barry Gould

**FILING DATE:** August 13, 2002

**HEARING DATE:** October 3, 2002

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**STAFF RECOMMENDATION:** No Objection to the Submission of a Preliminary Plan, Subject to the Application Complying with all Provisions of Chapter 50, Including Section 50-29 (b)(2), the Resubdivision Criteria

## DISCUSSION OF ISSUES

### 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) substantially meet all seven of 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."

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 defined by staff includes the lots defined by the area bordered by Hall Road to the west, Accord Drive to the south and east and River Road to the north. All of the lots within the neighborhood are zoned R-200 and are representative of the lot pattern within the greater area.

### Master Plan Compliance

The property is located within the *Approved and Adopted 2002 Potomac Master Plan* area. The master plan does not specifically identify this property but does give general guidance and recommendations regarding zoning and land use. The master plan recommends that this area maintain the R-200 zoning as adopted and to maintain the residential land-use consisting of one-family detached homes.

The proposed resubdivision complies with the recommendations adopted in the master plan.

## DESCRIPTION

### Vicinity

The subject property is located within Block B of the Concord Subdivision and Block 1 of the Williamsburg Highlands Subdivision. The original lots located within Block B were recorded by plat in 1959-1960, with other lots fronting on Accord Court added in 1977-1978. Lots within Block 1, Williamsburg Highlands were originally recorded in 1943. A number of resubdivisions have occurred in the neighborhood, especially along Hall Road in the late 1970's. Lots 14 and 21, Block B, adjacent to the subject property to the south and east, resulted from the resubdivision of a lot with similar characteristics to the subject lot under consideration.

The subdivision of Concord is rather small and generally confined to the neighborhood defined by staff. A small portion of the Concord subdivision is not being used for comparison (i.e. not within the defined neighborhood) as it has frontage on, and is accessed from Persimmon Tree Road. The Williamsburg Highlands subdivision is included in its entirety within the neighborhood defined by staff.

## **Proposal**

This application for resubdivision proposes to create two lots: one 27,428 square feet and the other, 30,188 square feet. The subject lot in its present configuration is the largest in the defined neighborhood at 57,600 square feet and does have an existing single-family residence located in the middle of the lot. The house will need to be removed to accommodate two new single-family structures.

## **Conclusion**

In applying the resubdivision criteria to the analysis area delineated by staff, staff concludes that the proposed resubdivision satisfies 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 finds there to be essentially no opportunity for future development through resubdivisions within the neighborhood. Staff notes that at the time of preliminary plan a condition of approval will require issuance of a demolition permit by MCDPS prior to recordation of the record plat.

## **Attachments**

Vicinity and Neighborhood Delineation Map	4
Neighborhood Development Map	5
Proposed Resubdivision Plan	6
Tabular Summary	7

n:/divdr/concordresub



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M E M O R A N D U M

**DATE:** September 27, 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 October 03, 2002.

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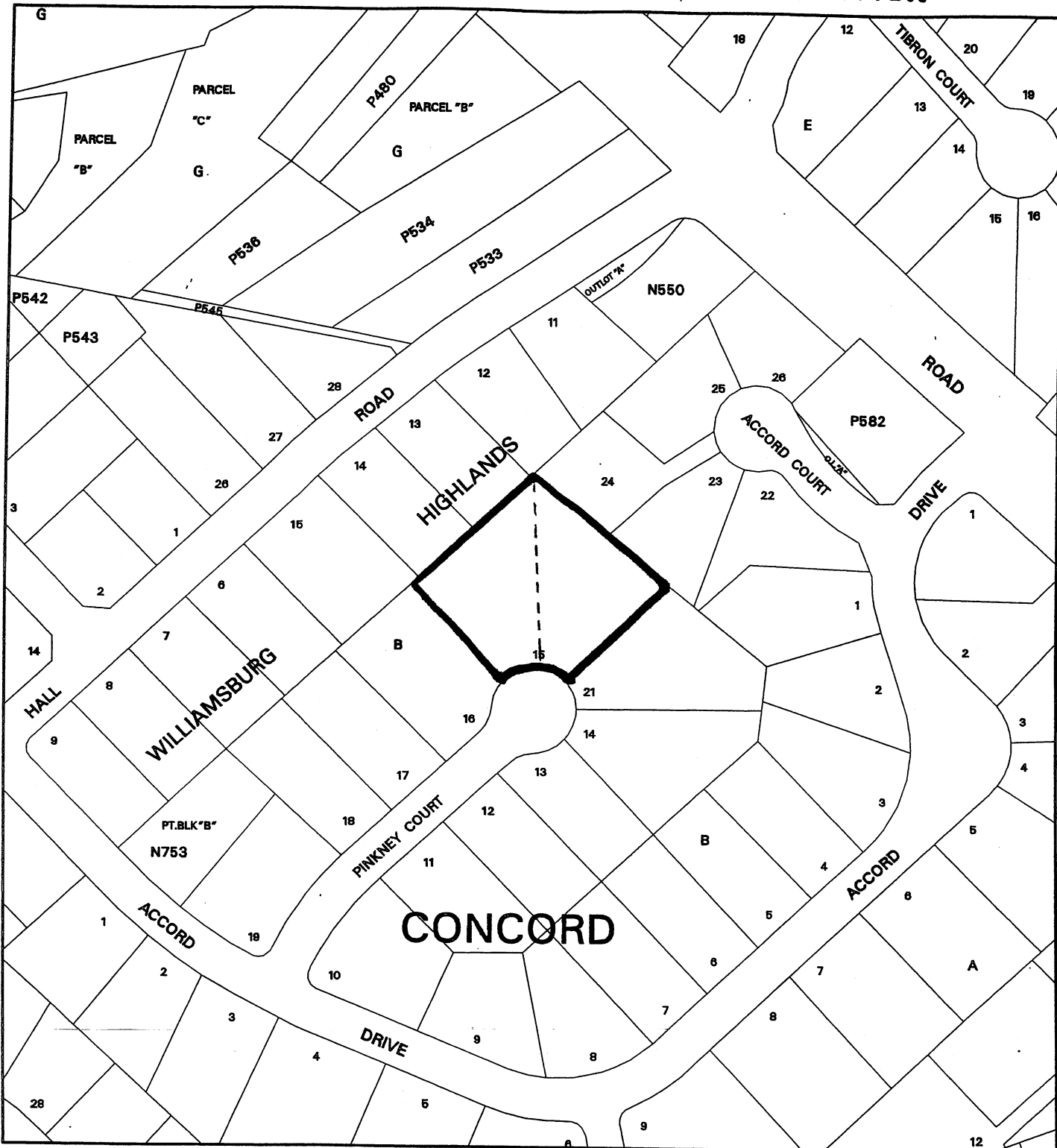
Attached are copies of plan drawings for Items #04, #05, #06. These subdivision items are scheduled for Planning Board consideration on October 03, 2002. The items are further identified as follows:

- Agenda Item #04 - Pre-Preliminary Plan 7-03003  
Concord
- Agenda Item #05 - Preliminary Plan 1-02112  
Kingsview Knolls
- Agenda Item #06 - Preliminary Plan 1-03005  
Allanwood

Attachment

VICINITY MAP FOR

# CONCORD (7-03003) NEIGHBORHOOD DELINEATION



Map compiled on August 27, 2002 at 11:22 AM | Site located on base sheet no - 212NW10

### NOTICE

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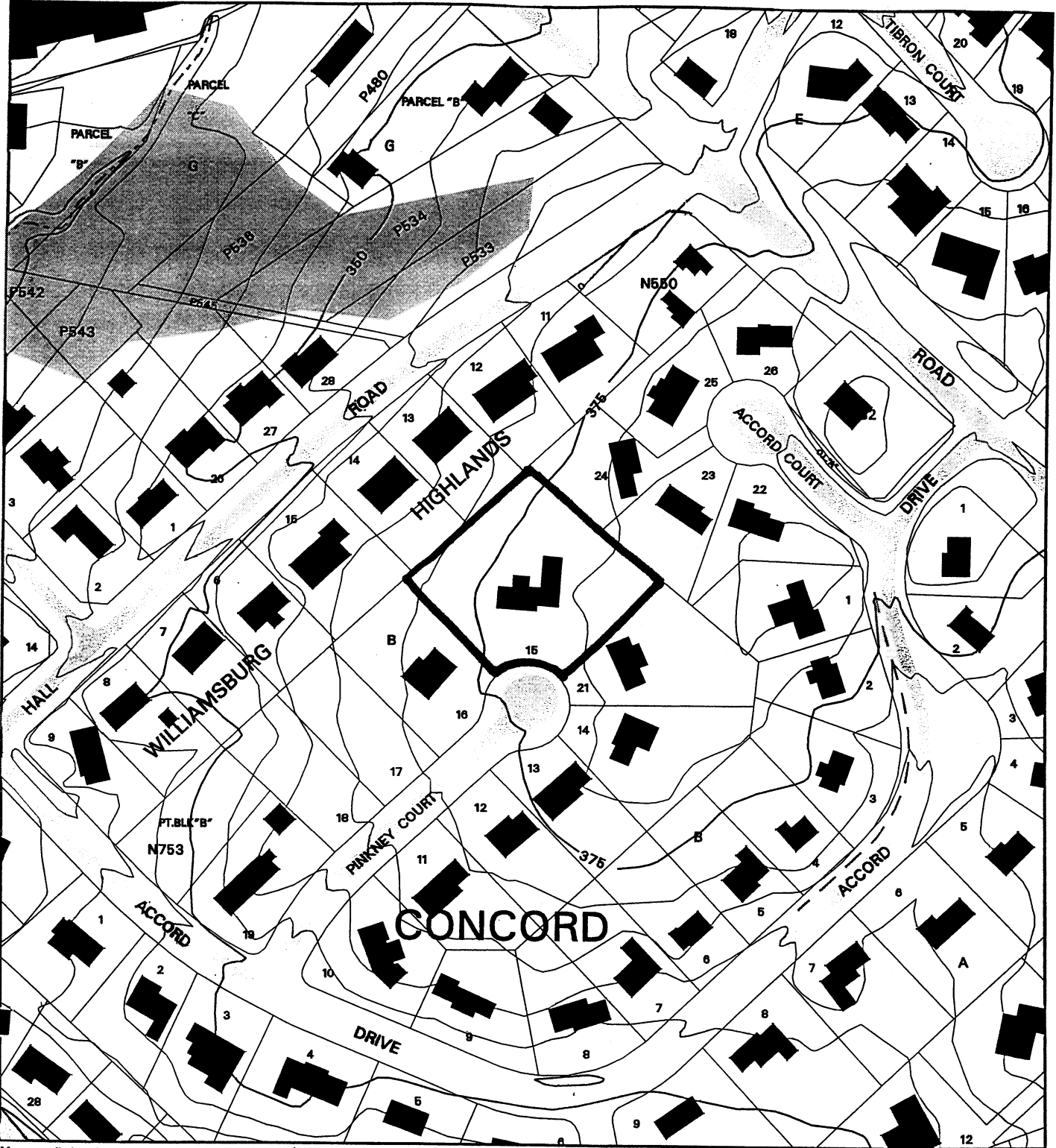


1 : 2400

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

VICINITY MAP FOR  
**CONCORD (7-03003)**



Map compiled on August 27, 2002 at 12:18 PM | Site located on base sheet no - 212NW10

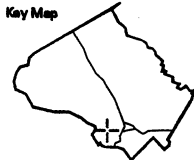
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Key Map



1 : 2400

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 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M-NCPPC

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



**LOTS 27-28, BLOCK B  
CONCORD  
FILE No. 1-02049C  
Comparable Lot Data Table**

<u>LOT</u>	<u>BLOCK</u>	<u>FRONTAGE</u>	<u>ALIGNMENT</u>	<u>SIZE</u>	<u>SHAPE</u>	<u>AVG. WIDTH</u>	<u>LOT AREA</u>
21	B	25	perp.	200 x 100	pie	100'	32263
28	B	47	perp.	200 x 140	pie	140	30188
14	B	25	perp.	160 x 100	pie	100	29061
16	B	143	perp.	180 x 130	rectangular	130'	28310
27	B	47	perp.	200 x 120	pie	120	27428
19	B	176	perp.	190 x 110	rectangular	190'	26876
1	B	81	perp.	200 x 90	pie	90'	25354
10	B	170	perp.	150 x 140	rectangular	150	24384
3	B	163	perp.	200 x 100	pie	100'	23648
11	B	120	perp.	180 x 110	rectangular	110'	23286
2	1	116	perp.	160 x 120	rectangular	120'	22613
18	B	84	perp.	215 x 95	rectangular	95'	22182
3	1	106	perp.	195 x 110	rectangular	110'	22148
7	B	102	perp.	215 x 100	rectangular	100'	22089
5	1	110	perp.	200 x 110	rectangular	110'	22000
6	1	110	perp.	200 x 110	rectangular	110'	22000
7	1	110	perp.	200 x 110	rectangular	110'	22000
8	1	110	perp.	200 x 110	rectangular	110'	22000
9	1	110	perp.	190 x 110	rectangular	110'	21866
1	1	157	perp.	160 x 120	rectangular	120'	21821
4	1	106	perp.	200 x 110	rectangular	110'	21783
9	B	192	perp.	120 x 120	rectangular	120'	21636
4	B	100	perp.	215 x 100	rectangular	100'	21500
5	B	100	perp.	215 x 100	rectangular	100'	21500
6	B	100	perp.	215 x 100	rectangular	100'	21500
17	B	100	perp.	215 x 100	rectangular	100'	21500
12	B	100	perp.	215 x 100	rectangular	100'	21496
8	B	163	perp.	170 x 110	pie	110'	21195
13	B	100	perp.	180 x 110	rectangular	110'	21098
2	B	178	perp.	150 x 100	pie	100'	20914
22	B	241	perp.	140 x 130	pie	130'	20093
24	B	25	n/a	140 x 130	flag	140'	20068
23	B	41	perp.	150 x 110	pie	110'	20056
25	B	78	perp.	160 x 110	rectangular	160'	20016
26	B	81	perp.	140 x 120	rectangular	140'	20015