



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ITEM# 6

DATE: 10/3/02



JRO
[Signature]

MEMORANDUM

DATE: September 27, 2002

TO: Montgomery County Planning Board

VIA: Joseph R. Davis, Chief Development Review Division

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

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Resubdivision of Lot 5, Block E – Allanwood Subdivision

PROJECT NAME: Allanwood Subdivision

CASE #: 1-03005

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

ZONE: R-200

LOCATION: In the Southwest Quadrant of the Intersection of Marymont Road and Tierra Drive

MASTER PLAN: Aspen Hill

APPLICANT: Bob LoPinto

FILING DATE: July 23, 2002

HEARING DATE: October 3, 2002

STAFF RECOMMENDATION: Approval, Pursuant to Section 50-29 (b)(2), Montgomery County Subdivision Regulations, and Pursuant to the DeMinimis Provisions of the FY 2003 Annual Growth Policy and Subject to the Following Conditions:

- (1) Approval of a Final Tree Protection/Grading Plan by MNCPPC technical staff prior to recordation of plat.

- (2) 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
- (3) Necessary easements

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.

Under the resubdivision criteria the neighborhood used to evaluate the application can only include lots within the same zoning (R-200) classification as the subject property. Therefore, staff excluded from consideration those lots located to the southwest side of the subject property in the Gaywoods Subdivision which were approved using the cluster option. The neighborhood used by staff to compare the proposed lots is the same neighborhood that was used in a previous resubdivision involving the subject property. Essentially, the neighborhood used by staff includes all lots with frontage on Marymont Road, from Layhill Road (MD 182) to Merrifields Road and also includes a representation of lots with frontage on Tierra Drive to the north and south of the subject property.

Master Plan Compliance

The property is located within the *Approved and Adopted 1994 Aspen Hill Master Plan* area. The master plan does not identify specially this property but does give general guidance and recommendations regarding zoning and land use. The master plan recommends that this area to maintain the residential R-200 zoning as adopted. The plan recommends one family detached dwelling units in the neighborhood.

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

DESCRIPTION

Vicinity

The subject property is located within Block E of the Allanwood Subdivision. Included in the neighborhood are lots within Blocks, A, B, C, D, E, F, and H, of the Allanwood Subdivision and Block, C

and L and the Gayfields Subdivision. The subject property was originally recorded in 1946, with the majority of the remaining lots in the Allanwood and Gayfields subdivision recorded between 1946 and 1955. The grouping of lots (Lots 48-51, Blk, F) at the intersection of Marymont Road and Merrifields Drive were recorded in 1990. Lot 6, abutting the subject property to the west resulted from an approved resubdivision of this site in 1994. Many of the original lots were resubdivided in 1951 as depicted on the attached tabular summary.

Proposal

This application for resubdivision proposes to create two lots: one 27,431 square feet and the other, 51,400 square feet. The smaller of the two lots would accommodate a new house and an existing accessory structure (garage) currently located behind the existing house on the subject property. The larger of the two new lots proposed would accommodate the existing house. Existing Lot 5 is now the largest lot within the neighborhood. By virtue of this resubdivision, the two new lots would be more closely aligned with the range of lots in the defined neighborhood and to the resubdivision characteristics found within Section 50-29 (b)(2).

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 little opportunity for future development through resubdivisions within the neighborhood. Should applications for resubdivision be submitted, they will be reviewed on a case-by-case basis.

Attachments

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

To date no citizen correspondence has been submitted to the file

n:/divdr/allanwoodresub



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

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.

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

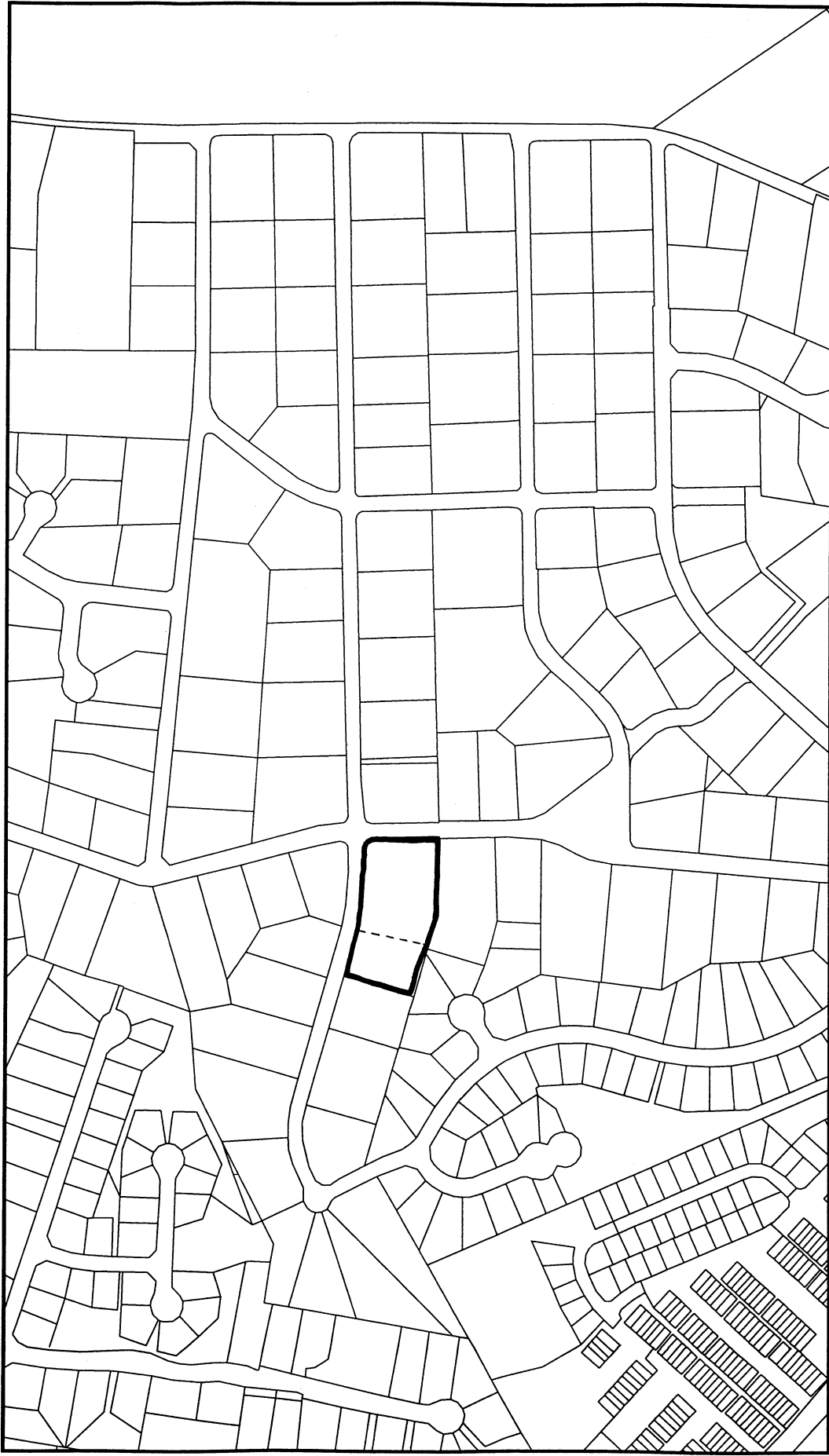
Agenda Item #05 - Preliminary Plan 1-02112
Kingsview Knolls

Agenda Item #06 - Preliminary Plan 1-03005
Allanwood

Attachment

VICINITY MAP FOR

ALLANWOOD (1-03005) NEIGHBORHOOD DELINEATION



Map compiled on September 12, 2002 at 8:23 AM | Site located on base sheet no - 221NW02

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.

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

6767 Georgia Avenue - Silver Spring, Maryland 20910-5760

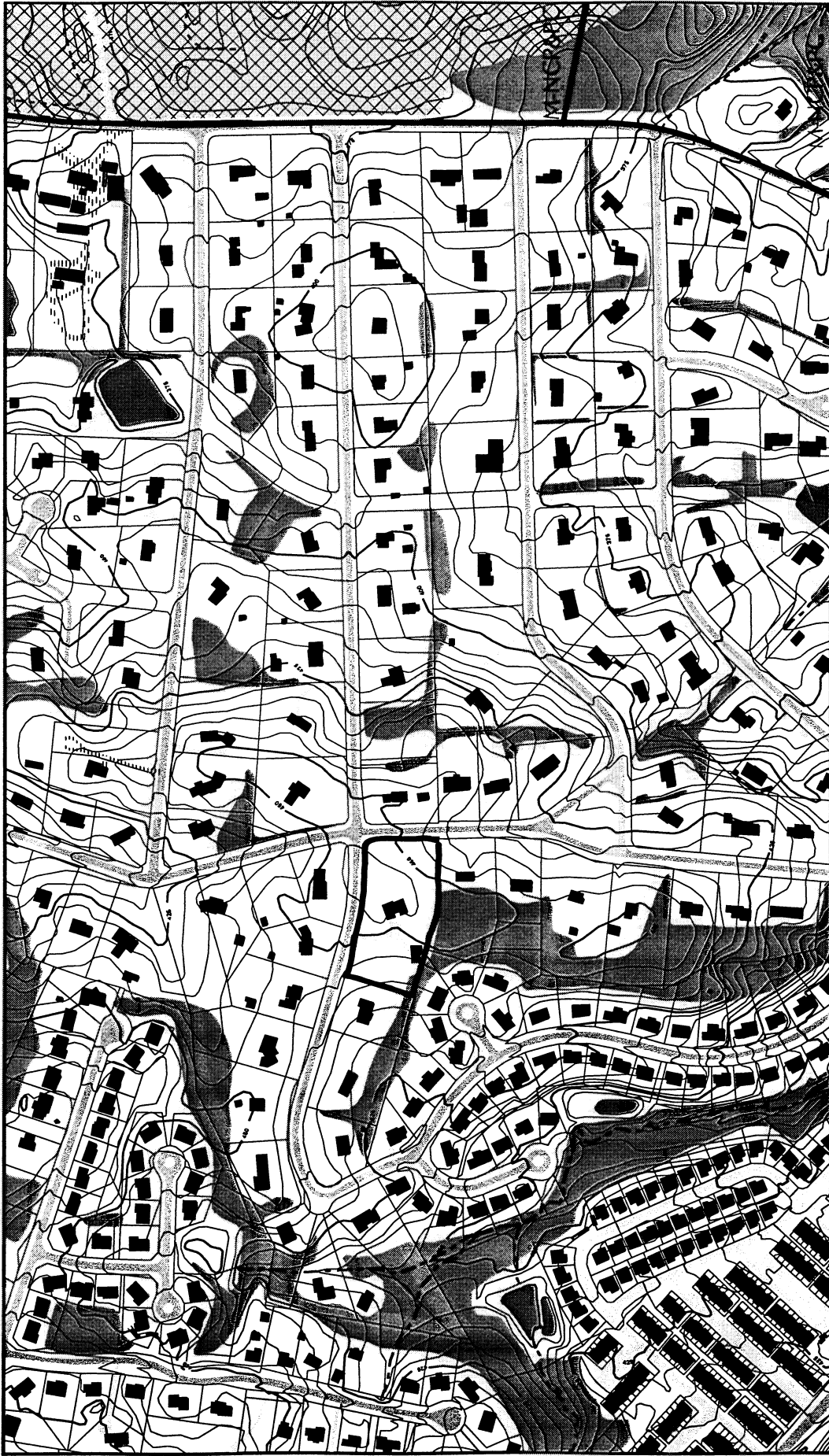


Research & Technology Center



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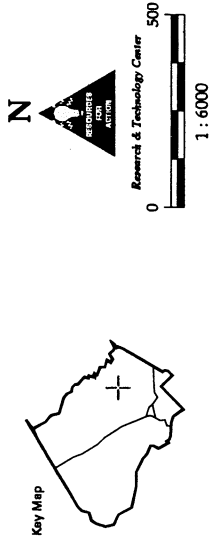
VICINITY MAP FOR
ALLANWOOD (1-03005)

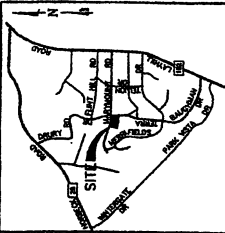


Map compiled on September 12, 2002 at 8:35 AM | Site located on base sheet no - 221NW02

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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 20910-0760





VICINITY MAP
SCALE 1" = 2,000'

- NOTES:**
1. Topography obtained from plan prepared by Jones & Son, Inc., dated Feb. 1982. Contour interval 2.0'.
 2. Boundary information compiled from recorded deeds and plans.
 3. The property is zoned R-200 (Residential, one family).
 4. Utility and sewer category are "S", respectively.
 5. All utility lines within the Approximate Plat Plan are approved and accepted.
 6. This site is within the Approximate Plat Plan approved and accepted.
 7. A Natural Resource Inventory Map (NRIM) is attached to this plan. The NRIM is a map of the subject property showing the location of the subject property in relation to the NRIM. The NRIM is a map of the subject property showing the location of the subject property in relation to the NRIM.
 8. The NRIM is a map of the subject property showing the location of the subject property in relation to the NRIM. The NRIM is a map of the subject property showing the location of the subject property in relation to the NRIM.
 9. There are no wetlands, streams, swamps, floodplains, or other natural resources on the subject property.
 10. Servicing utility companies are as follows:
Water & Sewer - M.S.C.
Electric - M.S.C.
Gas - M.S.C.
Telephone - M.S.C.
Cable - M.S.C.
 11. This plan is not for construction purposes.
 12. Property lines and areas are subject to adjustment at final plat.
 13. All existing structures are to remain.
 14. Existing structures are to be demolished at final plat.
 15. All utility and sewer lines and associated utility poles are to be removed at final plat.
 16. All utility and sewer lines and associated utility poles are to be removed at final plat.
 17. All utility and sewer lines and associated utility poles are to be removed at final plat.
 18. All utility and sewer lines and associated utility poles are to be removed at final plat.

Development Standards (R-200 - Residential - one family):

Lot Area (66-0-1.20(1)): 20,000 sq. ft. min. - 46,676 sq. ft. max. - 70 ft. min. - 120 ft. max.

Setback (66-0-1.20(2)): 20 ft. min. - 40 ft. min. - 40 ft. min. - 40 ft. min.

Yard Requirements (66-0-1.20(3)): 15% (20' total) 40' (20' total) 50' min. 50' min.

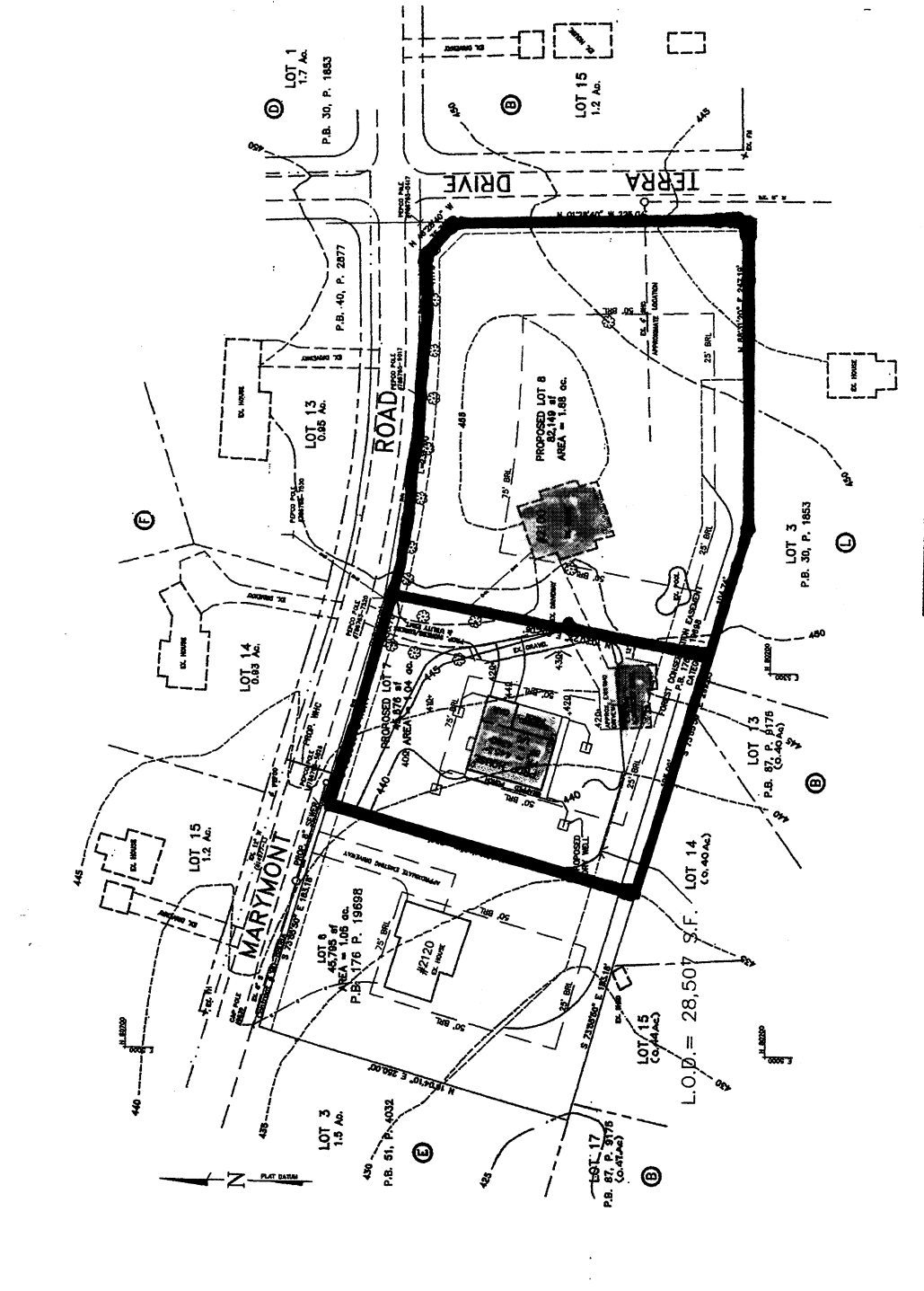
Lot Width at Street (66-0-1.20(4)): 25 ft. min. 25 ft. min. 30 ft. min. 30 ft. min.

Building Height (66-0-1.20(5)): 25 ft. min. 25 ft. min. 30 ft. min. 30 ft. min.

Lot Coverage (66-0-1.20(6)): 20% max. 20% max. 25% max. 25% max.

• Subject to an established Building Line in accordance with Section 66-0-4.33.

Area: Total Lot Area = 127,423 sq. ft. or 2.93 ac.
 Gross Front Area (GFA) = 127,423 sq. ft. or 2.93 ac.
 Net Front Area (NFA) = 127,423 sq. ft. or 2.93 ac.



PREPARED FOR:
 MR. ROBERT LOPINTO
 11140 ROCKWILE PIKE, SUITE 600
 NORTH RIVER, MD 20852
 PHONE: 301-231-2600
 FAX: 301-231-7227

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown hereon is correct. Records of existing deeds and plans recorded against the Land shown hereon have been examined and found to be correct upon completion of a final survey. Topography from sources noted hereon.

DATE: 7/22/02

Surveyor: [Signature]

NOTE:
 This plan is subject to the Department of Planning and Zoning's approval. The Department is not responsible for the accuracy of the information shown on this plan. The Department is not responsible for the accuracy of the information shown on this plan.

Call the Utility at 1-800-283-7777.
 48 hours in advance of the start of work.
 The utility will be notified by the Department of Planning and Zoning. The utility will be notified by the Department of Planning and Zoning.

GRAPHIC SCALE
 1 inch = 40 ft.

Lot #	Block	Frontage (ft)	Alignment	Size (AC)	Shape	Width (ft)	Building Area	Comments
Allanwood								
A:								
1		234	perpendicular	1.4	rec	240	34,934	
2		215	perpendicular	1.2	rec	215	34,200	
3		240	perpendicular	1.4	rec	240	38,700	
10		157	perpendicular	0.9	rec	157	23,758	re-subdivided 1951
11		142	perpendicular	0.8	rec	142	20,966	re-subdivided 1951
12		147	perpendicular	1.0	rec	156	21,000	re-subdivided 1951
B								
11		180	perpendicular	1.1	rec	190	26,800	re-subdivided 1951
12		225	perpendicular	1.3	rec	225	35,986	re-subdivided 1951
13		210	perpendicular	1.2	rec	210	33,290	re-subdivided 1951
14		210	perpendicular	1.2	rec	178	33,290	re-subdivided 1951
15		170	perpendicular	1.1	rec	180	25,200	re-subdivided 1951
C:								
1		279	perpendicular	1.5	irreg	300	36,400	
2		180	perpendicular	0.9	rec	180	21,932	
3		215	perpendicular	1.0	rec	215	26,559	
4		215	perpendicular	1.0	rec	215	26,207	
5		236	perpendicular	1.2	rec	245	26,223	
D:								
1		202	perpendicular	1.7	irreg	220	44,000	
2		250	perpendicular	1.6	rec	251	48,100	
4		180	perpendicular	1.4	irreg	210	36,400	
10		176	perpendicular	1.0	rec	176	26,758	re-subdivided 1951
11		199	perpendicular	1.2	rec	200	33,786	re-subdivided 1951
14		171	perpendicular	1.0	irreg	180	21,175	
E:								
3		261	parallel	1.5	rec	261	42,570	
4		171	perpendicular	1.0	irreg	210	23,500	
6		183	perpendicular	1.1	rec	183	22,500	re-subdivided 1994
F:								
10		150	perpendicular	1.5	rec	144	46,529	re-subdivided 1951
11		150	perpendicular	1.0	irreg	150	25,600	re-subdivided 1951
12		160	perpendicular	0.8	rec	160	20,608	re-subdivided 1951
13		267	perpendicular	1.0	irreg	250	18,000	re-subdivided 1951
14		175	perpendicular	0.9	irreg	175	21,200	re-subdivided 1951
15		175	perpendicular	1.2	irreg	175	32,400	re-subdivided 1951
16		180	perpendicular	1.5	irreg	175	43,700	
17		200	perpendicular	1.7	irreg	210	41,500	
18		209	parallel	1.0	irreg	220	22,600	
21		123	perpendicular	2.0	triangle	160	61,200	re-subdivided 1955
22		150	perpendicular	1.2	rec	150	33,866	re-subdivided 1955
23		150	perpendicular	1.0	irreg	150	24,500	re-subdivided 1955
48		75	perpendicular	0.9	irreg	130	18,468	re-subdivided 1991
49		30	perpendicular	0.9	triangle	85	26,280	re-subdivided 1991
50		29	perpendicular	1.4	triangle	90	20,376	re-subdivided 1991
51		185	perpendicular	1.4	triangle	170	21,060	re-subdivided 1991
H:								
7		168	perpendicular	0.7	rec	171	13,800	
8		144	perpendicular	0.7	rec	174	14,400	
Gayfields								
C:								
2		139	perpendicular	1.0	rec	139	26,326	
3		139	perpendicular	0.9	irreg	140	23,800	
4		335	perpendicular	1.2	triangle	330	26,400	
L:								
4		149	perpendicular	0.9	rec	146	25,600	
5		240	perpendicular	2.0	rec	220	61,600	
6		200	perpendicular	1.8	rec	200	58,000	
Median		180		1.1		180	26,326	
Average		183		1.2		190	30,450	
Low		29		0.7		85	13,800	
High		335		2.0		330	61,600	
Proposed Lots								
A		170	perpendicular	1.1	rec	184	27,431	
B		252	perpendicular	1.9	irreg	254	51,400	