



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # 14
02-13-03

MEMORANDUM

DATE: February 7, 2003

TO: Montgomery County Planning Board

VIA: Joseph R. Davis, ^{JRC} Chief, Development Review Division

FROM: A. Malcolm Shaneman, Supervisor, Development Review Division
Richard Weaver, Senior Planner, Development Review Division *Jan 9*

REVIEW TYPE: Preliminary Plan - Resubdivision

APPLYING FOR: Creation of Two (2) Lots

PROJECT NAME: Cabin John Park

CASE NO. 1-03031

REVIEW BASIS: Chapter 50, Section 50-29 (b)(2) Montgomery County Subdivision

ZONE: R-90

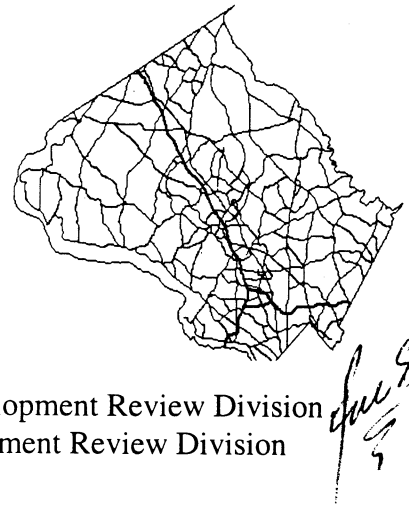
LOCATION: Northeast Side of 75th Street Approximately 100 Feet North of Arden Road

VICINITY: Bethesda – Chevy Chase

APPLICANT: Hemingway Homes, LLC

SUBMITTED: October 30, 2003

HEARING DATE: February 13, 2003



STAFF RECOMMENDATION: Approval, with the Following Conditions:

Conditions of Approval for Preliminary Plan No. 1-03031:

- (1) Compliance with the conditions of approval of the preliminary forest conservation plan. All conditions must be met prior to recording of plats or MCDPS issuance of sediment and erosion control permit, as appropriate
- (2) Prior to recording of plat(s) applicant to submit a final grading, house location and tree preservation plan
- (3) Dedication of 75th Street as shown on preliminary plan
- (4) Access and improvements, as required, to be approved by MCDPW&T prior to recording of plat(s)
- (5) Conditions of MCDPS stormwater management approval
- (6) This preliminary plan will remain valid for thirty seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all the property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (7) The Adequate Public Facilities (APF) review for this preliminary plan will remain valid for sixty one (61) months from the date of mailing of the Planning Board opinion
- (8) Necessary easements

PROJECT DESCRIPTION: Proposal

The application proposes the resubdivision of Part of Lot 93 of the Cabin John Park subdivision. The property is .61 acres, or 26,920 square feet. The plan proposes the creation of two lots, lot 215 at 13,912 square feet and Lot 214 at 12,227 square feet. The remainder of the land area will be dedicated to right of way. An existing single-family dwelling unit is located on the property and is proposed to be demolished.

PROJECT DESCRIPTION: Vicinity

The subject site is located on the northeast side of 75th Street just north of Arden Road. The property is located in the Cabin John subdivision and abuts the Cabin John Stream Valley Park. The original subdivision of Cabin John was recorded in 1914. Numerous resubdivisions have occurred within the defined neighborhood since its origin. Some of the most recent have occurred just opposite the subject site on the west side of 75th Street. Other resubdivisions have also occurred along Arden Road and MacArthur Boulevard. A copy of the original record plat for the Cabin John neighborhood is included with this memorandum.

The lots in the neighborhood are primarily square or rectangular in shape ranging in size from 8,700 to 15,500 square feet. Also present in the defined neighborhood are triangular and pipestem lot configurations. Lot frontages for the defined area vary from 25 feet to 110 feet. The attached neighborhood map illustrates the varied type of lots found within the analysis area.

MASTER PLAN COMPLIANCE

The subject property is covered by the Approved and Adopted 1990 Bethesda Chevy Chase Master Plan. The Master Plan reaffirms the R-90 zoning for the property. The subject property is not specifically identified in the Master Plan but does conform to the land use recommendation adopted for the area in the Master Plan for single-family development. The resubdivision meets all the development standards of the R-90 zone.

DISSCUSSION OF ISSUES TO DATE

Conformance to Chapter 50, Subdivision Regulations

In order to approve a application for *Resubdivision*, the Planning Board must find that the proposed lot(s) 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 recommends that the Planning Board consider the neighborhood shown on the drawing found on page 4 of this report. The neighborhood is defined as those lots that immediately confront the subject site and front both 75th Street and Arden Road. Staff believes that this area is appropriate for analysis of the existing and resubdivided lots within the Cabin John neighborhood. Staff has eliminated those lots from consideration that have been resubdivided by deed and are referenced as part of lots (pt.).

CONCLUSION

Staff has reviewed this resubdivision application to all seven characteristics of the resubdivision criteria outlined in Section 50-29(b)(2) of the Montgomery County

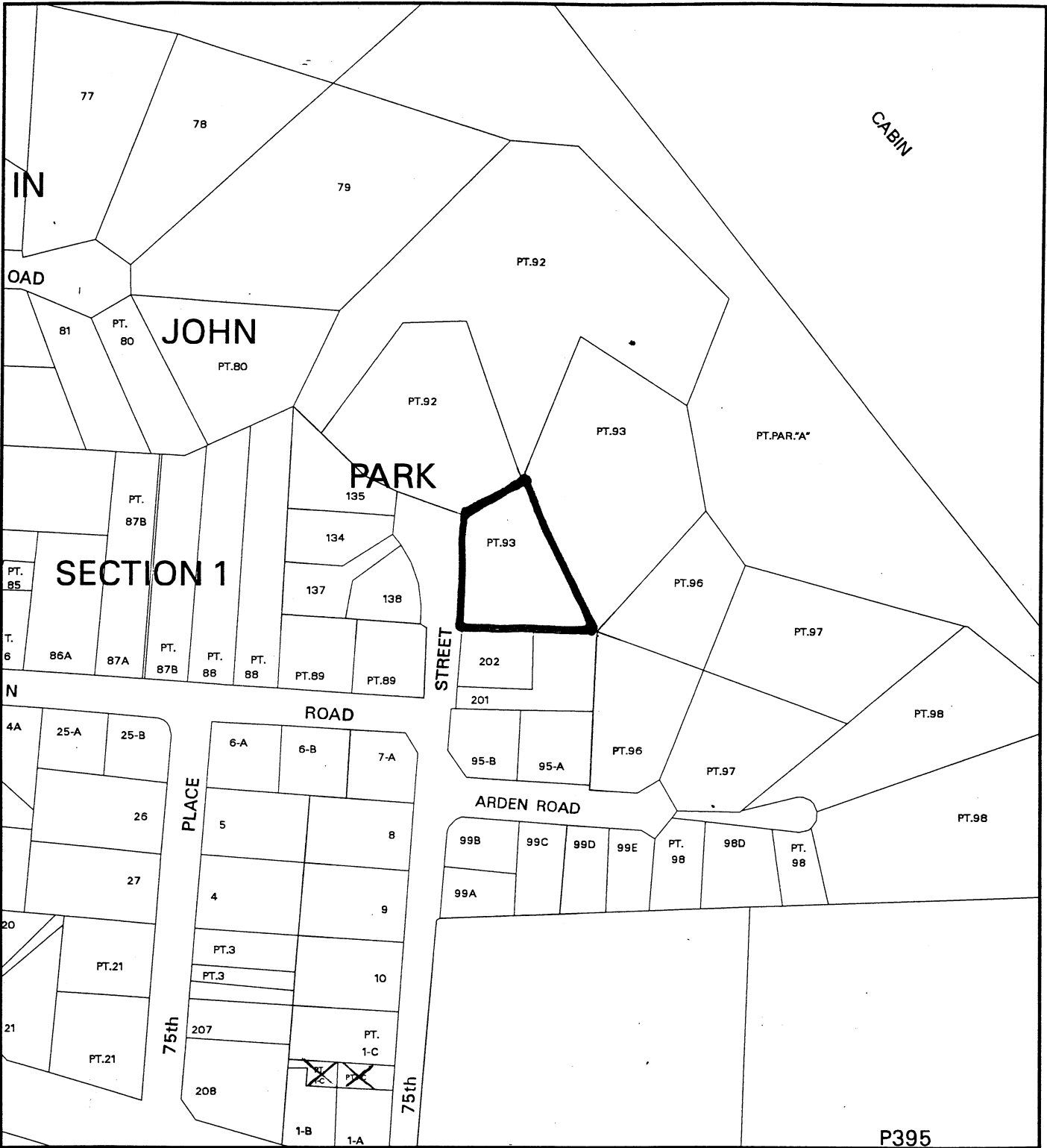
Subdivision Regulations. The attached tabular summary identifies the characteristics of the neighboring lots that were used as a comparison to the proposed two (2) lot resubdivision application. As illustrated in the table, the subject site is consistent with the characteristics of the existing neighborhood in regards to frontage, alignment, size, shape, width, area and suitability for residential development. As is clearly reflected in the table and through the staff analysis, the lot characteristics of the proposed resubdivision fall well within the character of the lots within the defined neighborhood. Staff finds that the proposed lot configuration is in keeping with the resubdivision regulations and consistent with the development pattern throughout the defined neighborhood.

ATTACHMENTS

Vicinity Development Map	5
Neighborhood Delineation Map	6
Proposed Redubdivision Plan	7
Original Cabin John Subdivision Record Plat	8
Tabular Summary	9

VICINITY MAP FOR

CABIN JOHN PARK (1-03031)



Map compiled on January 21, 2003 at 1:52 PM | Site located on base sheet no - 208NW07

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 1998

Key Map



N



Research & Technology Center



1 : 2400

VICINITY MAP FOR

CABIN JOHN PARK (1-03031)



Map compiled on January 21, 2003 at 1:55 PM | Site located on base sheet no - 208NW07

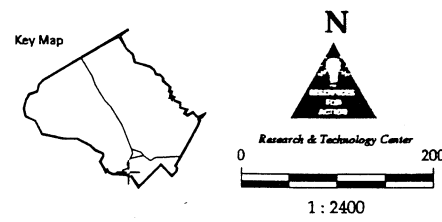
NOTICE

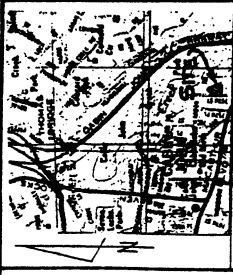
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760





VIGNITY MAP
SCALE: 1"=2000'
NO MAP PAGE 35 GRID A-13

P.C. ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
354-A HUNTERFORD DRIVE
ROCKVILLE, MARYLAND 20850
PHONE (301) 309-1361

PRELIMINARY PLAN
A RESUBDIVISION OF PART OF LOT 93, SECTION 1
LOTS 214 AND 215 SECTION 1
CABIN JOHN PARK DISTRICT
MONTGOMERY COUNTY, MARYLAND

GENERAL NOTES

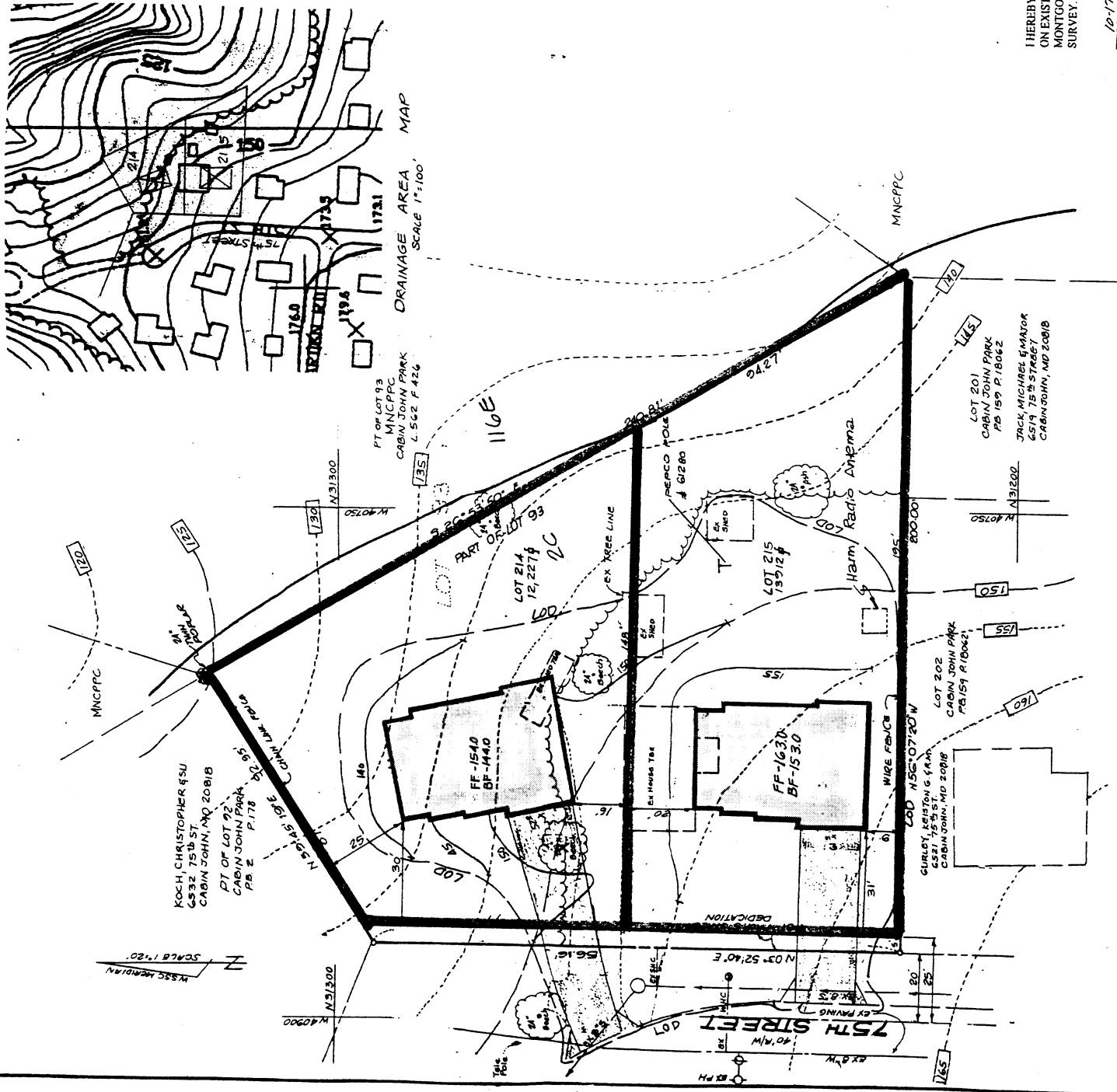
1. This plan lies with the Potomac / Cabin John Master Plan.
2. Boundary by available deeds and plats.
3. Existing zone - R90
4. WSSC 2007 Sheet #208 NW8.
5. Tax Map - GN 31.
6. Site served by public water and sewer (W-I, S-1).
7. There are no wetlands or floodplain on this property.
8. Watershed - Cabin John Creek.
9. Stormwater Management Concept - Quantity Cpy - credit Quality Wq - drywell Rev - drywell
10. Soils - Galla (2B), Group B
11. ADC Map: Mont. Co. Page 35, Grid A-13.
12. Utility Companies:
Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
CATV - Comcast
Water / Sewer - WSSC
13. Street Address - 6525 75th Street
14. Deed - Liber 4983 Folio 5.
15. Tax ID 07 - 0440325
16. Setbacks:
Front - 25'
Side - 8' min, 25' total
Rear - 30'
17. Owner - Robert D & SA Burke
18. Contract Purchaser -
Hempway Homes
5257 River Road, Suite 115
Bethesda, MD 20817
19. This plan is a resubdivision of Part of Lot 93, Cabin John Park, Plat Book 2, Plat 178.
20. TOTAL GROSS TRACT = 26,920 sq ft
STREET DEDICATION = 781 sq ft
NET TRACT AREA = 26,139 sq ft
21. ALLOWABLE LOT YIELD - 2 LOTS
PROPOSED - 2 LOTS

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IS CORRECT, BASED ON EXISTING DEEDS AND PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. SUBJECT TO CHANGE UPON FINAL SURVEY. TOPOGRAPHY FROM SOURCES NOTED.

Dean Packard
Dean Packard, P.E. MD #4518

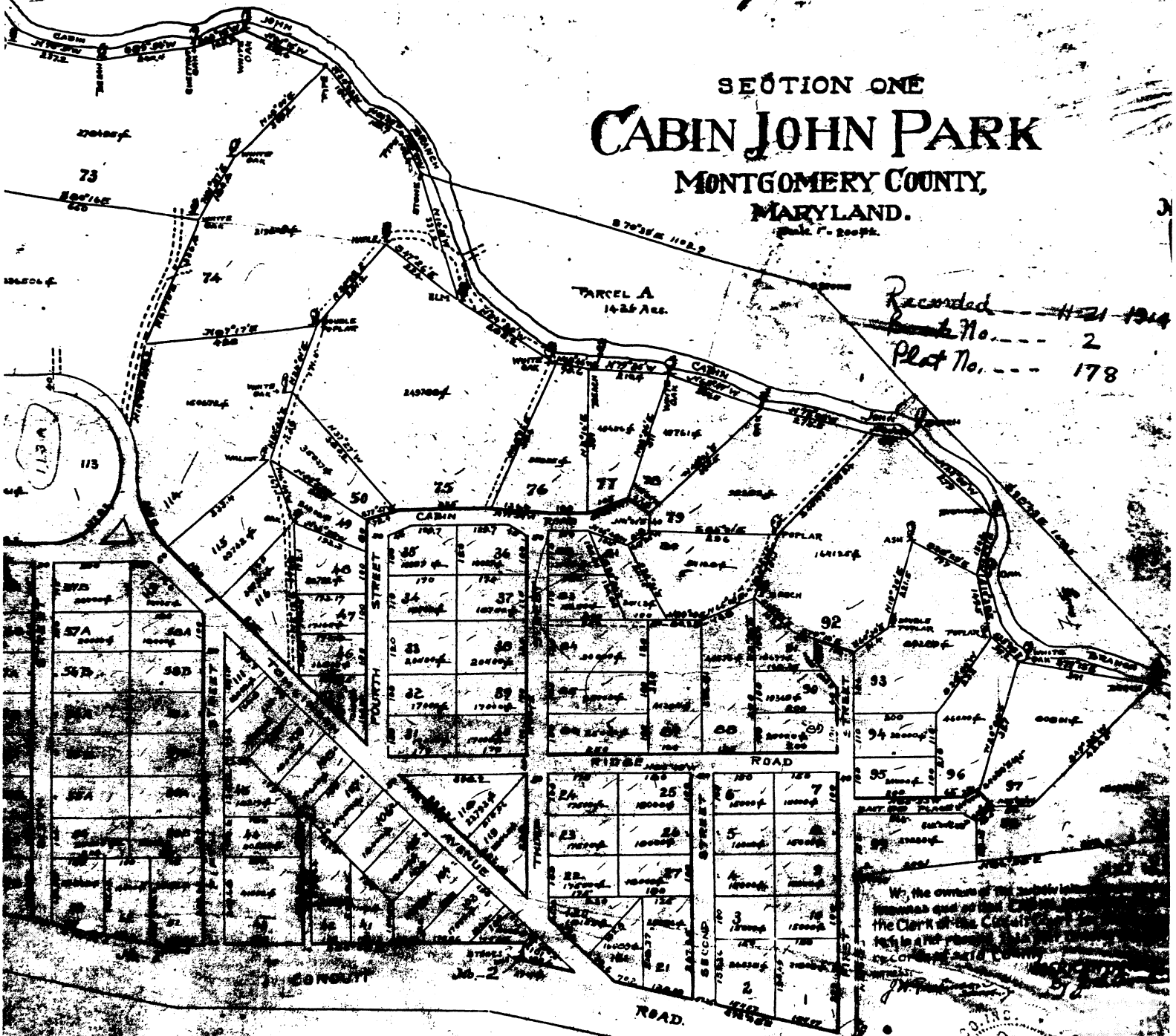
12-17-02
Date



SECTION ONE
CABIN JOHN PARK
MONTGOMERY COUNTY,
MARYLAND.

Scale 1" = 200ft.

Recorded ~~11-21-1914~~
Book No. --- 2
Plot No. --- 178



We, the owners of the subdivisions
herein set forth, certify that
the Clerk of the Circuit Court
for the County of Montgomery,
Maryland, has filed a copy of
this plat in his office.



APPROVED: *[Signature]*

...all shown on this plat has been
...certain tract of land called "Conduitt"
...particulars shown as
...written by deed, dated
...
...reduced to true
...than six miles square on
...have been planned
...of a principal inc.

Witness my hand and seal
this 20th day of November 1914

Cabin John Park, Lots 214 & 215

Subdivision	Section	Lot#	Plat Book	Date Recorded	Original Subdivision	Resubdivision	Frontage	Alignment	Size	Shape	Width	Area
Cabin John Park	1	1A	45/3380	1953	No	Yes	84'	angled w/ street	82x105	Irregular	82'	8,780 SF
Cabin John Park	1	1B	45/3380	1953	No	Yes	70'	angled w/Street	68x105	Irregular	68'	7,222 SF
Cabin John Park	1	1C	45/3380	1953	No	Yes	110'	perpendicular	110x133	Irregular	110'	15,575 SF
Cabin John Park	1	10	2/178	1914	Yes	No	100'	perpendicular	100x150	Rectangular	100'	15,000 SF
Cabin John Park	1	9	2/178	1914	Yes	No	100'	perpendicular	100x150	Rectangular	100'	15,000 SF
Cabin John Park	1	99A	34/2750	1951	No	Yes	72'	perpendicular	65x110	Irregular	65'	7,195 SF
Cabin John Park	1	99B	34/2750	1951	No	Yes	52'	corner	72x110	Irregular	72'	7,835 SF
Cabin John Park	1	8	2/178	1914	Yes	No	100'	perpendicular	100x150	Rectangular	100'	15,000 SF
Cabin John Park	1	7A	101/11439	1977	No	Yes	70'	perpendicular	95x98	Irregular	95'	9,007 SF
Cabin John Park	1	95A	49/3751	1954	No	Yes	100'	perpendicular	95x100	Rectangular	100'	9,500 SF
Cabin John Park	1	95B	101/11430	1977	No	Yes	75'	corner	95x100	Irregular	100'	9,188 SF
Cabin John Park	1	201	159/18062	1990	No	Yes	25'	perpendicular	90x110	Panhandle	110'	12,450 SF
Cabin John Park	1	202	159/18062	1990	No	Yes	85'	perpendicular	85x106	Rectangular	85'	9,000 SF
Cabin John Park	1	138	110/12883	1980	No	Yes	121'	perpendicular	90x100	Irregular	90'	9,020 SF
Cabin John Park	1	137	110/12883	1980	No	Yes	25'	angled w/ street	80x86	Panhandle	80'	9,034 SF
Cabin John Park	1	134	107/12370	1979	No	Yes	25'	perpendicular	55x144	Irregular	55'	9,283 SF
Cabin John Park	1	135	107/12370	1979	No	Yes	37'	perpendicular	78x144	Irregular	78'	11,312 SF
Proposed		214					74	Perpendicular	12,227	Triangular	94	5,820
Proposed		215					84	Perpendicular	13,912	Rectangular	84	6,400

Item #14



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: February 07, 2003
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 February 13, 2003.

-

Attached are copies of plan drawings for Items #07, #10, #13, #14. These subdivision items are scheduled for Planning Board consideration on February 13, 2003. The items are further identified as follows:

- Agenda Item #07 - Preliminary Plan 1-03026
Lockwood Property
- Agenda Item #10 - Preliminary Plan 1-88216
Hoyles Mill Village
- Agenda Item #13 - Preliminary Plan 1-02056
Burdoft Property
- Agenda Item #14 - Preliminary Plan 1-03031
Cabin John Park

Attachment

VICINITY MAP FOR
CABIN JOHN PARK (1-03031)



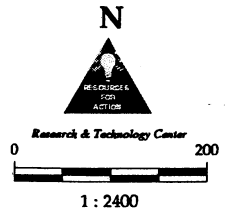
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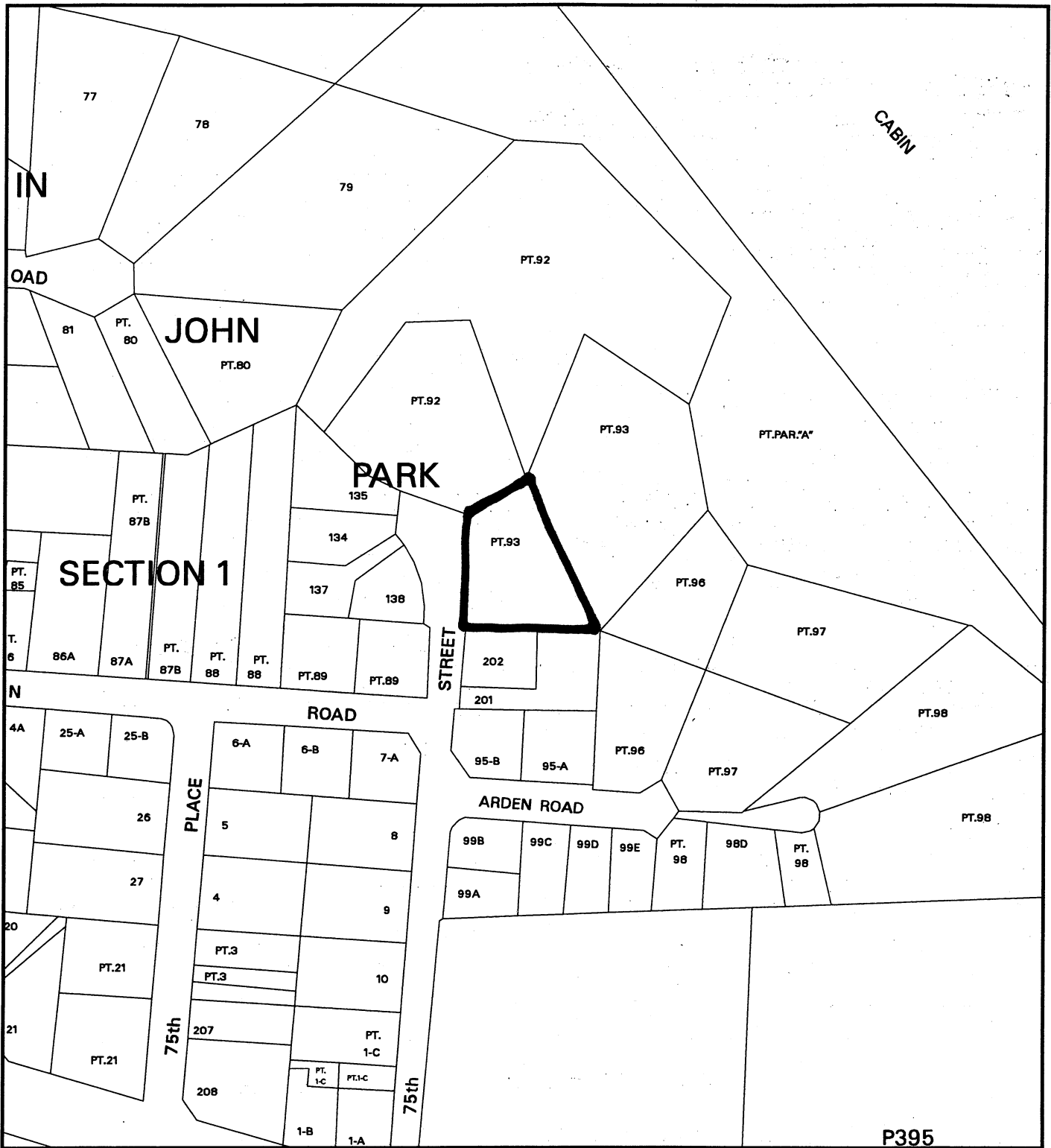
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VICINITY MAP FOR
CABIN JOHN PARK (1-03031)



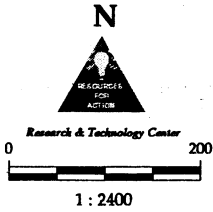
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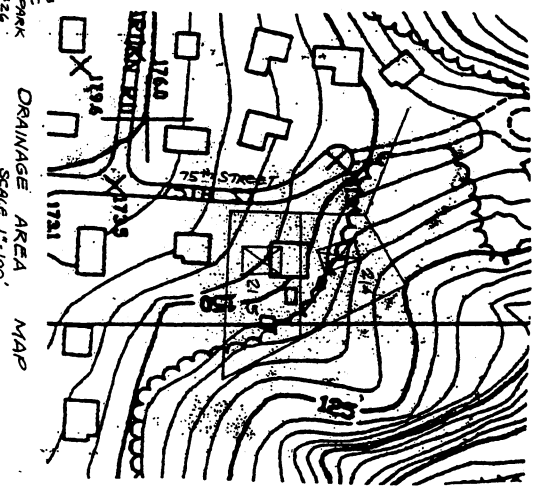
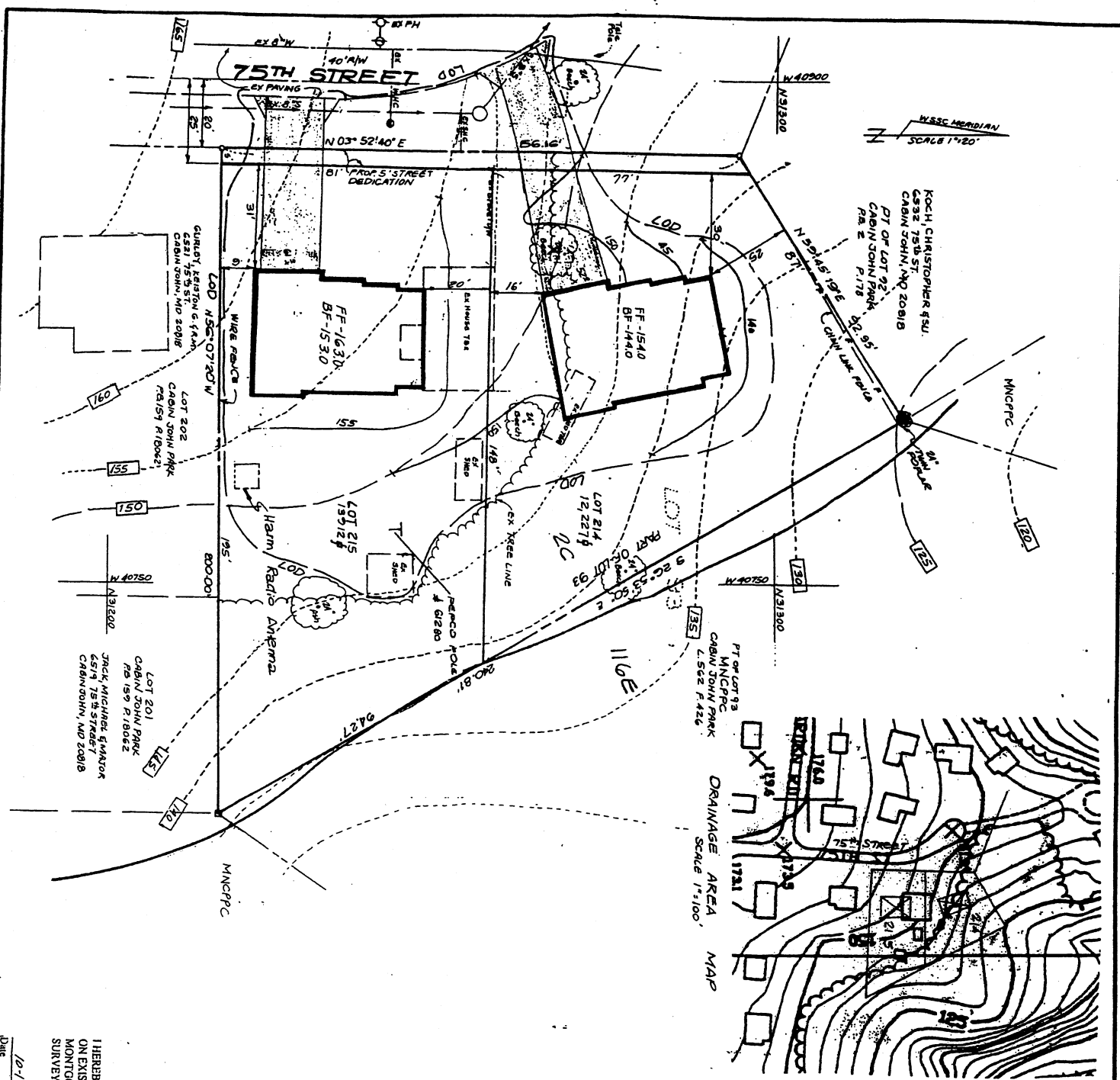
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GENERAL NOTES

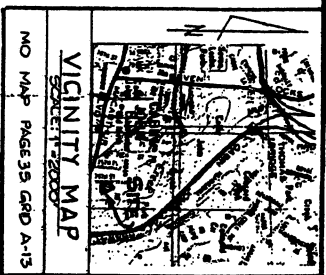
1. This plan file with the Purchase / Cabin John Master Plan.
2. Boundary by available deeds and Plat.
3. Existing zone - R30.
4. WSSC 200' Sheet #208 NWR.
5. Tax Map - GN 31.
6. Site served by public water and sewer (W-1, S-1).
7. There are no wetlands or floodplain on this property.
8. Watershed - Cabin John Creek.
9. Stormwater Management Concept - Quality Cpn - credit Quality Vep - daywell Rev - drywell
10. Soils - Galia (2B), Group B
11. ADC Map: Mon. Co. Page 35, Grid A-13.
12. Utility Companies:
Electric - Verizon
Telephone - Verizon
Gas - Washington Gas
CATV - Comcast
Water / Sewer - WSSC
Deed - Liber-4983 Folio 5.
Tax ID 07-0480235
13. Street Address - 6525 75th Street
14. Deed - Liber-4983 Folio 5.
15. Tax ID 07-0480235
16. Setbacks - Front - 35'
Side - 8' min, 25' total
Rear - 30'
17. Owner - Robert D & SA Burke
Contract Purchaser - Henningway Homes
5257 River Road, Suite 115
Bethesda, MD 20817
18. This plan is a resubdivision of Part of Lot 93, Cabin John Park, Plat Book 2 Plat 178.
20. Total Gross Tract = 26,920 sq ft
Street Dedication = 781 sq ft
NET TRACT AREA = 26,139 sq ft
21. Allowable Lot Yield - 2 LOTS PROPOSED - 2 LOTS

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IS CORRECT, BASED ON EXISTING DEEDS AND PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO CHANGE UPON FINAL SURVEY. TOPOGRAPHY FROM SOURCES NOTED.

Date 10-17-02

Dean Rickard
Dean Rickard, PE MD 11518



NO MAP PAGE 35 GRID A-13
VICINITY MAP
SHEET 200

P.G. ASSOCIATES, INC
CIVIL ENGINEERS * SURVEYORS * LAND PLANNERS
354-A HUNGERFORD DRIVE
ROCKVILLE, MARYLAND 20850
PHONE (301) 309-1361

PRELIMINARY PLAN
A RESUBDIVISION OF PART OF LOT 93, SECTION 1
CABIN JOHN PARK
LOTS 214 AND 215 SECTION 1
CABIN JOHN PARK DISTRICT,
MONTGOMERY COUNTY, MARYLAND

DATE	10-17-02
BY	DR
CHECKED	DR
SCALE	AS SHOWN
SHEET	1 of 1