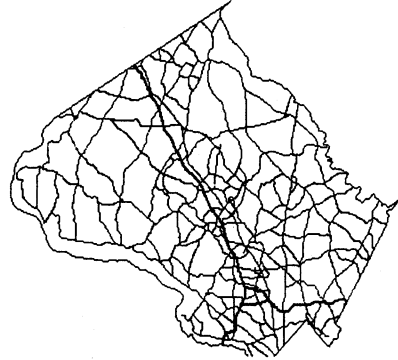




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ITEM# 8

DATE: 6/19/03



MEMORANDUM

DATE: June 13, 2003

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 *RAW*
Planning Department Staff

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Resubdivision of Part of Lot 12, Chevy Chase

PROJECT NAME: Chevy Chase

CASE #: 1-03066

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

ZONE: R-60

LOCATION: On the North Side of Raymond Street, Approximately 130 Feet East of
Connecticut Avenue (MD 185)

MASTER PLAN: Bethesda - Chevy Chase

APPLICANT: James and Emily Rowan

FILING DATE: March 4, 2003

HEARING DATE: June 19, 2003

STAFF RECOMMENDATION: Approval, Subject to the Following Conditions:

- 1) Prior to issuance of building permits, applicant to submit an engineered sediment and erosion control plan to MCDPS for review and approval
- 2) Compliance with the conditions of approval of the MCDPS stormwater management approval
- 3) Compliance with conditions of MCDPWT letter dated, June 2, 2003 unless otherwise amended
- 4) Prior to issuance of a building permit, provide MNCPPC technical staff with a detailed tree save and grading plan for review and approval
- 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

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) 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.”

Conformance to Master Plan

The property is located within the *Approved and Adopted Bethesda-Chevy Chase Mater Plan* area. The master plan does not make specific recommendations for this property but does give general guidance and recommendations regarding zoning and land use. The master plan recommends that the area including this property be maintained as a medium density (R-60) residential area. If a preliminary plan were ultimately approved for this application, it is staff’s conclusion that the resubdivided lot would comply with the general guidelines adopted in the master plan.

Neighborhood Delineation

In administering the Section 50-29 (b)(2), the Planning Board must determine the appropriate “neighborhood” for evaluating the application. As illustrated in the attached Neighborhood Vicinity Map entitled “Neighborhood Delineation”, staff has included within its defined neighborhood the entirety of Block 3, the block upon which the subject property is located; confronting properties within Block 4, across Raymond Street; and properties fronting on Raymond Street, within Block 4. The Board should note, however, that in this case, a majority of the lots within the block in which the subject property exists has been severely altered by deeds, thereby creating many parts of lots, which it is agency practice to exclude for purposes of analyzing the resubdivision criteria. Five whole lots remain in Block 3, (Lots 3, 24, 27, 28 and 62). One lot across Raymond Street from the subject property, identified as N989, is also included in the defined neighborhood. Also included in the defined neighborhood are Lots 5A and 5B in Block 4 on the east side of Delaware Street. All lots in the defined neighborhood are in the R-60 zone.

Project and Site Description

The subject property is located within Block 3, of Chevy Chase, Section 3, originally recorded in 1907. As noted above, few lots remain in their original platted configuration. The overall neighborhood is well established (see neighborhood development map) with homes located on lots, parts of lots and unrecorded parcels that range from fifty feet wide to one hundred feet wide. The proposed resubdivision proposes creating one lot from Part of Lot 2 that was created by deed in 1968. If approved, the new lot would allow for the construction of a one family residence on the north side of Raymond Street. It is staff's determination that the lot and house footprint pattern would be very similar to the lot and house pattern already established on the both sides of Raymond Street.

ANALYSIS

The application proposes the creation of a 7,200 square foot lot in the R-60 zone in the same dimensional configuration as the deeded, Part of Lot 2, created in 1968. Consistent with the existing lots that the proposed lot is being compared to, the lot will be rectangular in shape. The proposed lot has 72 feet of width at the street frontage and at the building restriction line. The lot will be aligned perpendicular to the street. The area of the lot (inside of the building restriction lines) is 2,395 square feet. See the attached tabular summary for a comparison of characteristics of the proposed lot to existing lots.

For those lots within the defined neighborhood, Lot 3, fronting on Connecticut Avenue remains in its original 20,000 square foot configuration with 100 feet of width and frontage. The area of this lot is 11,470 square feet. Lots 24, 27 and 28 also remain in their original 1907 configuration at 10,000 square feet each, with 50 feet of frontage and width. The area of these lots is 5,250 square feet. Lot 62 resulted from the consolidation of a lot and a part of a lot as a resubdivision in 1996. This lot is 16,000 square feet in size with 80 feet of frontage and width and an area of 8,500 square feet.

The recorded parcel N989, confronting the property on Raymond Street is 5,928 square feet in size with 65 feet of frontage and width, with an area of 1,956 square feet. Lot 5A is 6,000 square feet in size, with width and frontage at 60 feet. The area of Lot 5A is 1,900 square feet. Lot 5B is 12,804 square feet in size, with frontage and width at 100 feet. The area is 6,390 square feet. In the opinion of staff, there is a high correlation with respect to all seven of the resubdivision criteria between the existing lots and the proposed lot.

CONCLUSION

By applying the resubdivision criteria to the analysis area delineated by staff, staff concludes that the proposed resubdivision substantially complies with all seven resubdivision criteria set forth in Section 50-29(b)(2) and as illustrated by the characteristics on the attached tabular summary. Based on the development pattern within the defined neighborhood and conformance with the resubdivision criteria staff recommends approval of this application. 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 5

Neighborhood Development Map 6

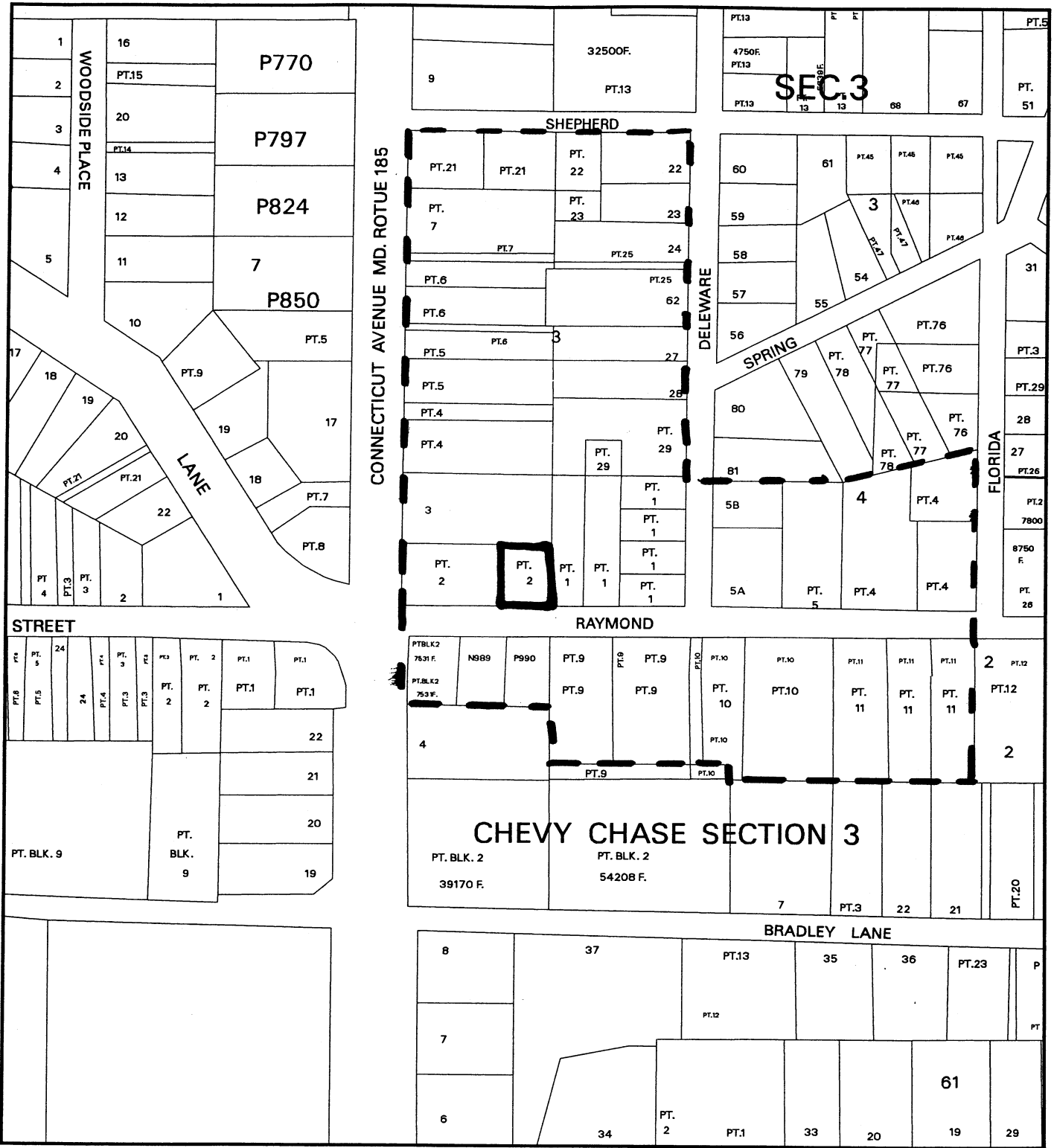
Proposed Resubdivision Plan 7

Tabular Summary 8

To date no citizen correspondence has been submitted to the file

CHEVY CHASE (1-03066)

Neighborhood Delineation



Map compiled on May 27, 2003 at 12:40 PM | Site located on base sheet no - 209NW04

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

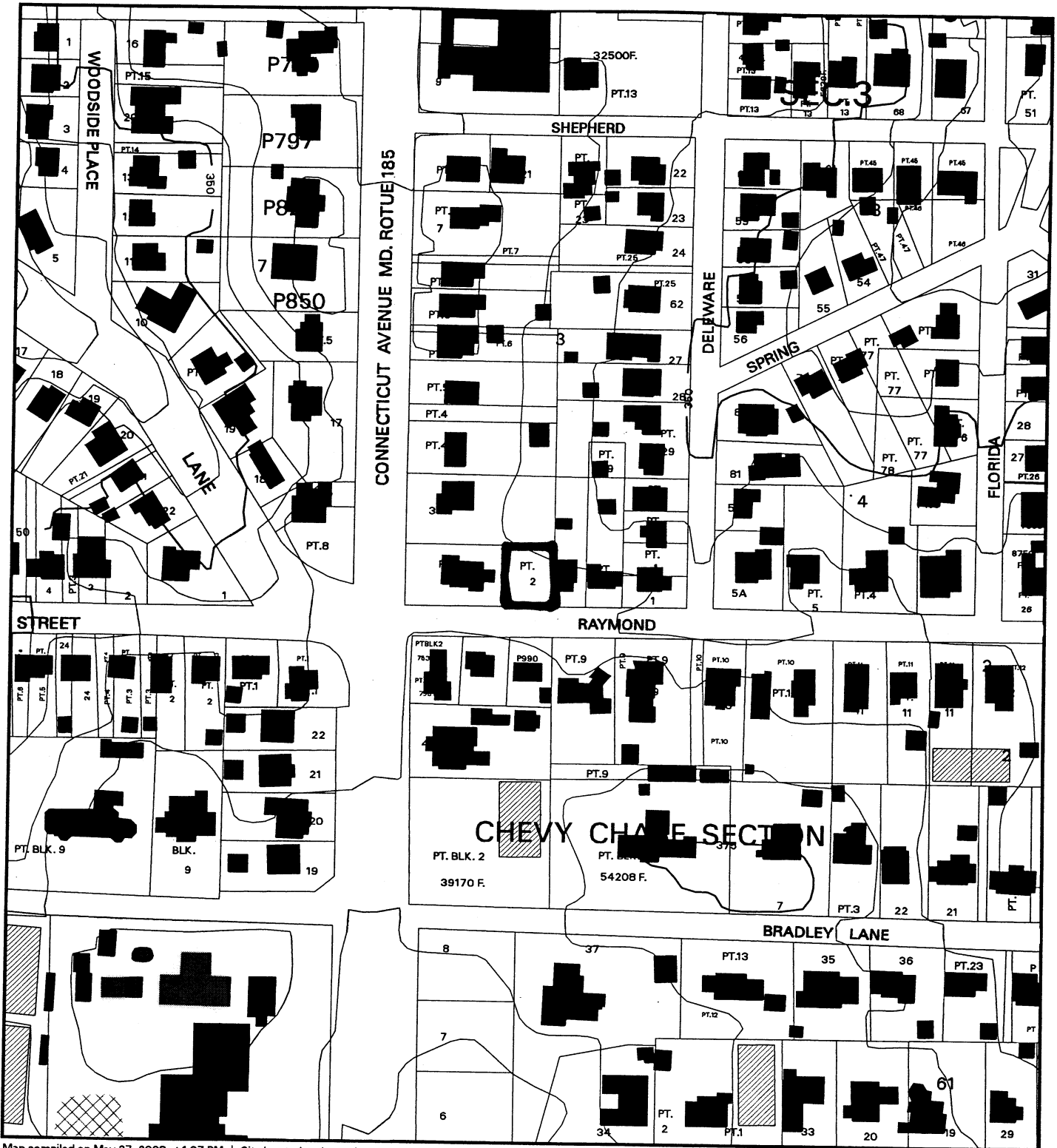


Research & Technology Center



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VICINITY MAP FOR
CHEVY CHASE (1-03066)



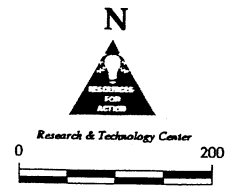
Map compiled on May 27, 2003 at 1:07 PM | Site located on base sheet no - 209NW04

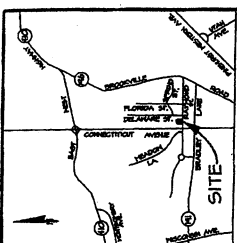
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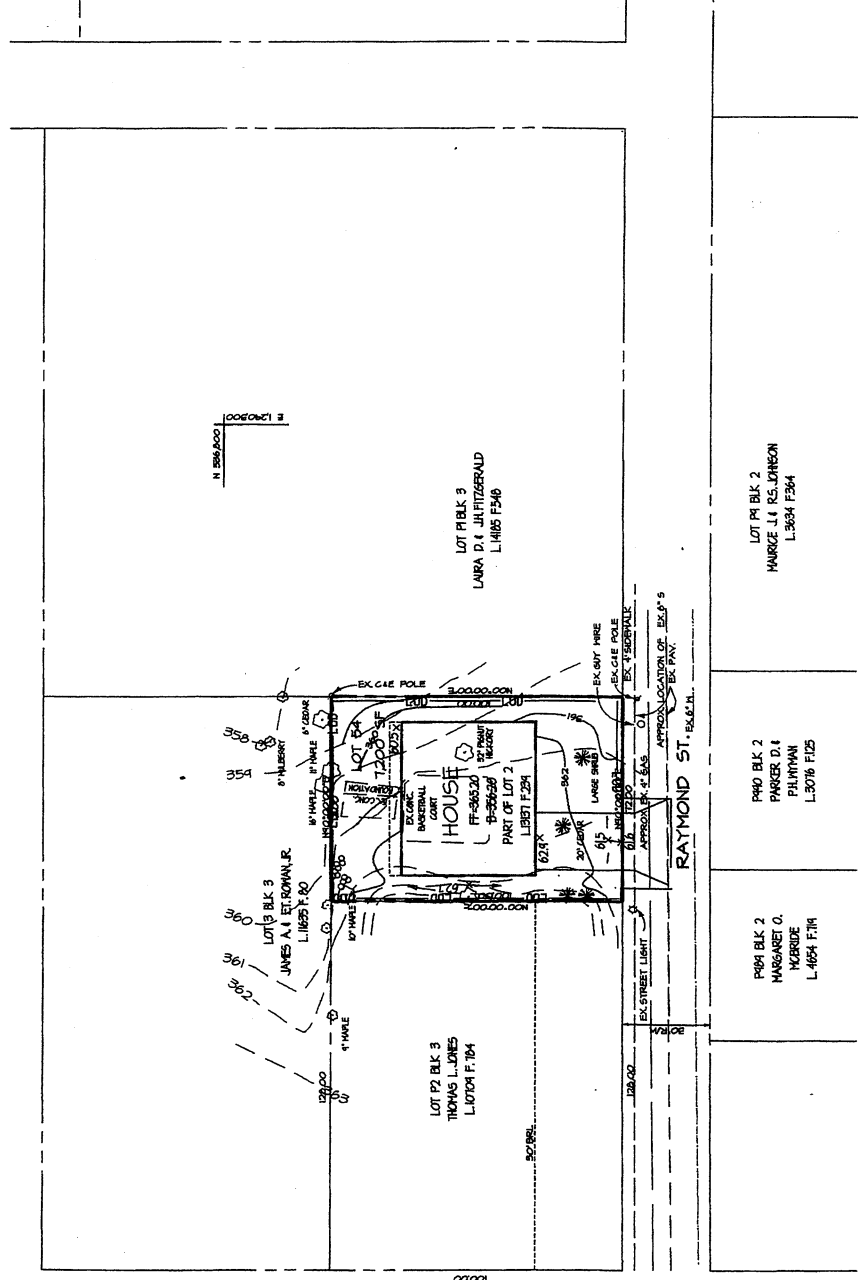


VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS PART OF LOT 2, BLOCK 3, SECTION 3, CHEVY CHASELON TAX MAP IN 42. THE TOTAL SITE AREA IS 1200 SQ. YD. AC.
2. EXISTING ZONING IS R-40.
3. BOUNDARY INFORMATION IS FROM A DEED PLOT PREPARED BY APEX ENGINEERS IN JANUARY 2003.
4. TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY BY J.L. HENNING INC. ON JULY 28, 1984 AND WAS PROVIDED BY APEX BY JAMES NORVAL. CONTOUR INTERVAL IS ONE FOOT.
5. THERE IS NO 100 YEAR FLOODPLAIN, STREAM, WETLANDS OR FOREST ON THIS SITE.
6. THIS SITE IS EXEMPT FROM ANY FOREST CONSERVATION REQUIREMENTS.
7. THIS SITE IS IN THE CHEVY CHASE HISTORIC DISTRICT, BUT THE PROPOSED DEVELOPMENT WILL NOT HAVE ANY HISTORICAL USE OR SIGNIFICANCE ACCORDING TO THE LOCAL HISTORICAL ATLAS & INDEX OF HISTORICAL SITES IN MONTGOMERY COUNTY.
8. THE SITE IS WITHIN THE ROCK CREEK WHICH IS A USE CLASS IFF PATTERNS.
9. CURRENT OWNER: JAMES A. & E.T. ROMAN, JR., L1817 F. 294.
10. THERE IS 1 PROPOSED LOT.
11. LOT COVERAGE: 59% MAXIMUM
12. DEVELOPMENT STANDARD:
MINIMUM LOT AREA: 6000 SF
MINIMUM SETBACKS:
FRONT YARD: 50'
SIDE YARD: 50'
REAR YARD: 50'
MIN. LOT WIDTH AT STREET R/W: 20'
MIN. LOT WIDTH AT BRL: 60'
MIN. LOT WIDTH AT 100' OF THE SITE.
13. NO EXISTING WELLS OR SEPTIC FIELDS ARE LOCATED ON THIS SITE OR WITHIN 100' OF THE SITE.
14. THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.
15. PERGO, COMCAST, VERIZON, WASHINGTON GAS AND WSSC ARE THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICE TO THIS SITE.
16. THIS SITE IS WITHIN 1/4 AND 5/4 METER AND SEWER CATEGORIES. WATER AND SEWER SERVICE WILL BE PROVIDED BY PROPOSED NOISE CONNECTIONS FROM THE EXISTING WATER AND SEWER IN THE RAYMOND STREET RIGHT-OF-WAY.

ENGINEER / ARCHITECT CONTRACTOR
 HENNING ARCHITECTS, INC. HAS REVIEWED THIS PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE MONTGOMERY COUNTY ZONING REGULATIONS AND THE MONTGOMERY COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL REGULATIONS.
 PRINTED ON: FEB 14 2003
 APEX ENGINEERS - 22368



		PRELIMINARY PLAN PART OF LOT 2, SECTION 3 CHEVY CHASE 7TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND	
SCALE: 1"=20' JOB NO.: 150044		PRELIMINARY PLAN	
DATE: JAN 2003 DESIGNED: GJM TECHNICIAN: GJM CHECKED: KVC	PLAN LOCATION: MONTGOMERY COUNTY, MARYLAND PER TABLE: X LEVEL: STREET/LOT	SHEET 1 OF 1	
2550 CHEVY BRANCH HWY, SUITE 200 CHEVY CHASE, MONTGOMERY COUNTY, MD 20815 301-410-0200 FAX 301-410-0244		Apex engineering	

OWNER DEVELOPER:
 JAMES A. AND BILLY T. ROMAN, JR.
 8025 GORMAN/AVENUE
 CHEVY CHASE, MD 20815
 301-215-1800

Chevy Chase Part of Lot 2 – Tabular Summary

Lot #	Block	Frontage	Alignment	Size sq. ft.	Shape	Width	Lot Area* sq. ft.
N989	2	65 ft.	Perpendicular	5,928	Rectangular	65 ft.	1,956
3	3	100 ft.	Perpendicular	20,000	Rectangular	100 ft.	11,470
24	3	50 ft.	Perpendicular	10,000	Rectangular	50 ft.	5,250
27	3	50 ft.	Perpendicular	10,000	Rectangular	50 ft.	5,250
28	3	50 ft.	Perpendicular	10,000	Rectangular	50 ft.	5,250
5A	4	60 ft.	Perpendicular	6,000	Rectangular	60 ft.	1,900
5B	4	100 ft.	Perpendicular	12,804	Rectangular	100 ft.	6,390
PROPOSED	LOT	72 ft.	Perpendicular	7,200	Rectangular	72 ft.	2,395