



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ITEM # 13

DATE: 9-25-03



JRD
Shaneman
RAW

MEMORANDUM

DATE: September 22, 2003

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: One Single Family Lot

PROJECT NAME: Glen Echo Heights

CASE #: 1-03094

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

ZONE: R-90

LOCATION: On the East Side of Wiscasset Road, Approximately 700 feet North of Virginia View Court

MASTER PLAN: Bethesda – Chevy Chase

APPLICANT: Mark and Karen Leas

FILING DATE: May 1, 2003

HEARING DATE: September 25, 2003

STAFF RECOMMENDATION: Approval Pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulation, Subject to the Following Conditions:

- (1) Applicant to submit a detailed tree save and protection plan to MNCPPC technical staff for review and approval prior to issuance of building permit

- (2) Prior to issuance of building permits, applicant to submit an engineered sediment and erosion control plan to MCDPS for review and approval
- (3) Compliance with conditions of MCDPWT letter dated, September 17, 2003 unless otherwise amended
- (4) 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
- (5) Other necessary easements

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 complies with 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.

Staff has elected to define the neighborhood as those lots immediately abutting the subject property to the north and south in Block 7. The lots behind the subject site identified as lots 40-44 in Block 7. The staff has also included those lots across Wiscasset Road in Block 6 identified as Lots 20, 21, 29 and 30. Attachment 2 identifies the neighborhood used in comparing the resubdivision criteria.

Master Plan Compliance

The property is located within the Approved and Adopted Bethesda Chevy Chase Master Plan. The master plan does not specifically identify this property but gives general guidance and recommendations regarding zoning and land use. The proposed resubdivision complies with the recommendations adopted in the master plan for the R-90 zone.

DESCRIPTION

Vicinity

The subject property is located within Block 7 of the Glen Echo Heights subdivision. The property is the unrecorded remainder of a resubdivided lot known as Part of Lot 17. The original subdivision was recorded by plat in 1887. Many of the lots within the original subdivision have been resubdivided.

Proposal

This application for resubdivision proposes to create one (1) lot from the remainder of Lot 17. A portion of the original lot was deeded away from the main property several years ago leaving the remainder. The applicant wishes to construct a new dwelling unit on the site replacing the existing home. The subdivision regulations, under Section 50-20 require a plat to be recorded for the property prior to issuance of a building permit.

ANALYSIS and CONCLUSION

Staff has analyzed the request with respect to the seven resubdivisions criteria. As the attached tabular summary indicates, the proposed lot would fall well within the range for all seven of the resubdivision criteria for those lots within the defined neighborhood. Staff believes there to be a high correlation with respect to the range of lot shapes, sizes, area, frontages, widths, and alignments for the proposed and existing lots. Further, staff finds the proposed lot to be suitable for residential development.

Staff has determined that the proposed lot would comply with all seven of the resubdivision criteria pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations. The proposal demonstrates a high correlation with the range of resubdivision criteria and, if approved, would create a lot that is compatible with the lots in the defined neighborhood. Staff recommends approval of the application subject to the conditions cited above.

Attachments

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Development and Neighborhood Map	5-6
Proposed Resubdivision Plan	7
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Letters to file	9

VICINITY MAP FOR

GLEN ECHO HEIGHTS, SEC. 2, PROP. LOT 62 (1-03094)



Map compiled on June 04, 2003 at 2:29 PM | Site located on base sheet no - 207NW06

NOTICE

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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.

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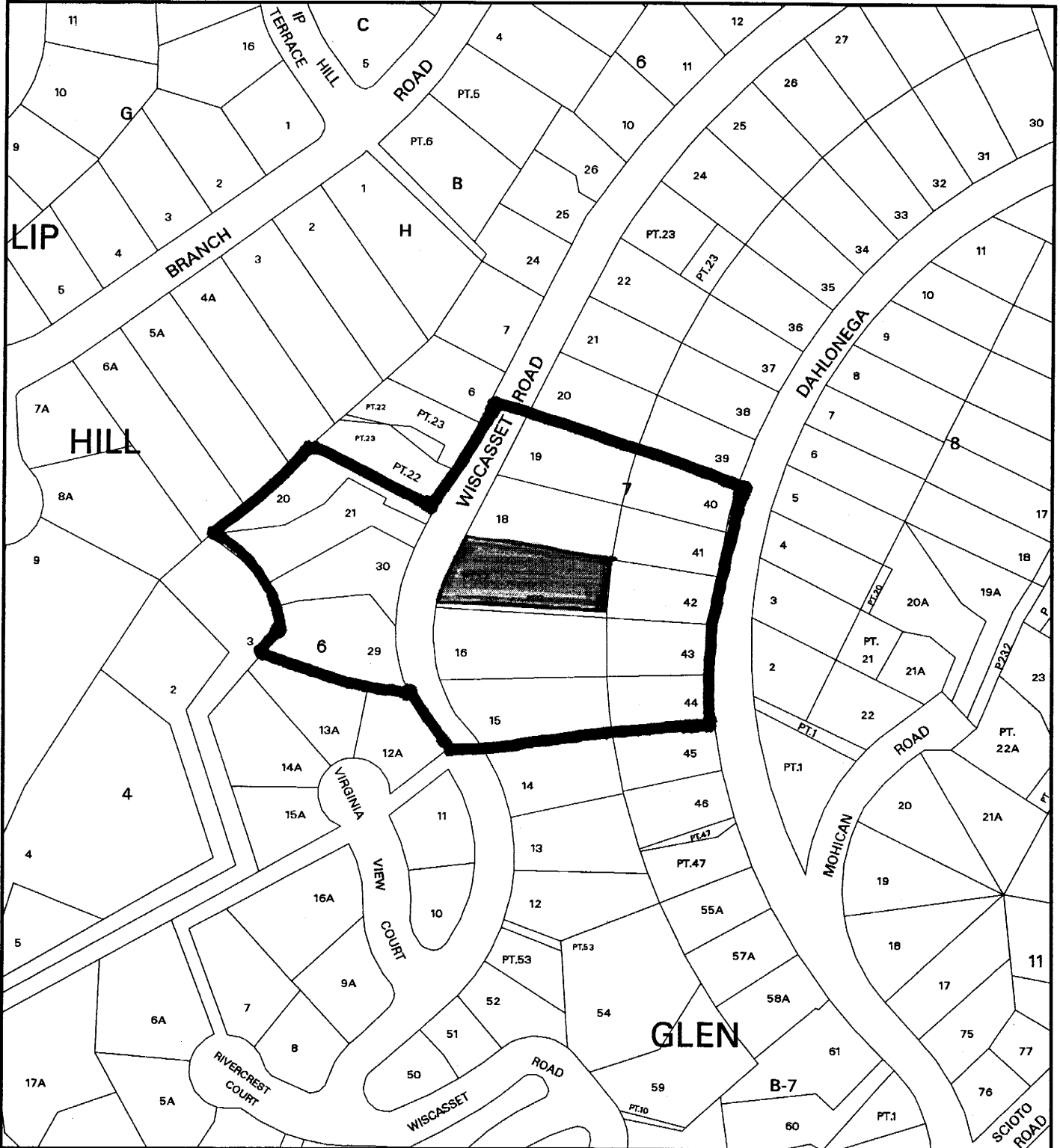
Key Map



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VICINITY MAP FOR

GLEN ECHO HEIGHTS, SEC. 2, PROP. LOT 62 (1-03094)



Map compiled on February 04, 2000 at 10:38 AM | Site located on base sheet no - 207NW06

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Key Map



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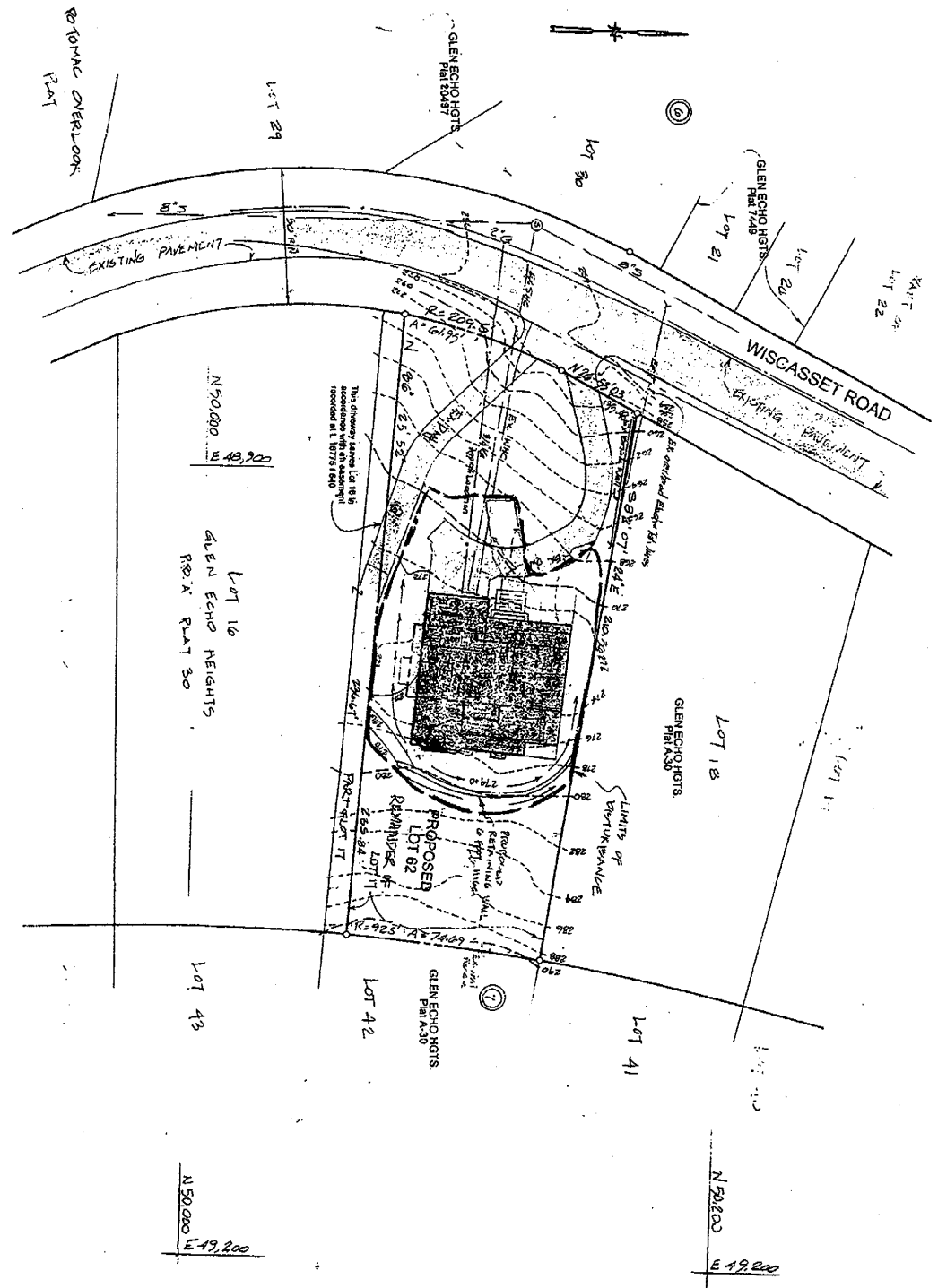


Research & Technology Center



1 : 2400

1. LOCALITY PLAN FOR INFORMATION PURPOSES. INFORMATION IS SUBJECT TO CHANGE.
 [Signature]



Prepared for: W&A Associates, Inc. 8000 Rockwood Road Suite 200 Springfield, VA 22150	DESIGNED BY: W&A ASSOCIATES, INC. 8000 Rockwood Road Suite 200 Springfield, VA 22150	PRELIMINARY PLAN	PROPOSED LOT 62, BLOCK 7, SECTION 2 GLEN ECHO HEIGHTS MONTGOMERY COUNTY, MARYLAND	Date: Jan 2003 Scale: 1" = 20'	Date: 10/26/02 Scale: 1" = 20'
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- NOTES:
1. Boundary and topography by Olson, Ince & Proulx, Inc., January 2003
 2. Zoning R-40
 3. Max. Lot Size: 16,522 sq. ft. (378.00 sq. ft. min.)
 4. Max. Lot Area: 8,261 sq. ft. (189.00 sq. ft. min.)
 5. Max. Lot Width: 80 ft. (27.43 m. min.)
 6. Max. Lot Depth: 103.22 ft. (31.48 m. min.)
 7. Max. Side Yard Setback: 35 ft. (10.67 m. min.)
 8. Max. Rear Yard Setback: 35 ft. (10.67 m. min.)
 9. Max. Building Height: 35 ft. (10.67 m. max.)
 10. Max. Floor Area: 3,200 sq. ft. (297.38 sq. m. max.)
 11. Max. Number of Units: 5



NEIGHBORHOOD ANALYSIS for PRELIMINARY PLAN - PROPOSED LOT 62, BLOCK 7, GLEN ECHO HEIGHTS

Blk No.	Lot No.	Plat No.	Date	Original Subdiv.	Resub-division	Frontage	Alignment	Shape	Gross Area	Width at BRL	Net Area
Glen Echo Heights											
7	15	A-30		yes	no	115'	perpendicular	irregular	18,201 sq.ft.	90'	7,800 sq.ft.
7	16	A-30		yes	no	102'	perpendicular	irregular	21,202 sq.ft.	90'	11,375 sq.ft.
7	18	A-30		yes	no	102'	perpendicular	irregular	17,428 sq.ft.	85'	8,700 sq.ft.
7	19	A-30		yes	no	97'	perpendicular	irregular	15,117 sq.ft.	95'	6,900 sq.ft.
7	40	A-30		yes	no	68'	perpendicular	irregular	11,131 sq.ft.	74'	4,655 sq.ft.
7	41	A-30		yes	no	68'	perpendicular	irregular	11,131 sq.ft.	74'	4,655 sq.ft.
7	42	A-30		yes	no	68'	perpendicular	irregular	11,131 sq.ft.	74'	4,655 sq.ft.
7	43	A-30		yes	no	68'	perpendicular	irregular	11,131 sq.ft.	74'	4,655 sq.ft.
7	44	A-30		yes	no	68'	perpendicular	irregular	11,131 sq.ft.	74'	4,655 sq.ft.
6	20	7449	1964	no	yes	25'	panhandle	irregular	13,171 sq.ft.	90'	5,850 sq.ft.
6	21	7449	1964	no	yes	35'	panhandle	irregular	16,627 sq.ft.	60'	9,525 sq.ft.
6	29	20437	1997	no	yes	116'	perpendicular	irregular	20,502 sq.ft.	120'	10,925 sq.ft.
6	30	20437	1997	no	yes	114'	perpendicular	irregular	13,960 sq.ft.	70'	5,825 sq.ft.

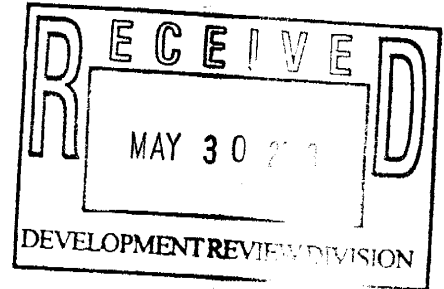
Blk No.	Lot No.	Plat No.	Date	Original Subdiv.	Resub-division	Frontage	Alignment	Shape	Gross Area	Width at BRL	Net Area
Proposed Lot											
7	62					92'	perpendicular	irregular	16,522 sq. ft.	82'	9,690 sq. ft.

COMPARISON OF PROPOSED LOTS TO EXISTING LOTS:

Number of lots larger than proposed lots = 5
 Number of lots smaller than proposed lots = 8
 Number of irregular or panhandle lots = all
 Number of perpendicular lots = all
 Number of lots with smaller net area = 10
 Number of lots with larger net area = 3
 Number of lots with smaller width = 6
 Number of lots with larger width = 7

Mohican Hills Citizens' Association

Development Review Division
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910



Re: File Number 1-03094
Glen Echo Heights, Section 2
Preliminary Plan for Proposed Lot 62, Block 7
Ladies and Gentlemen:

You have referred to us for comment the subject Preliminary Plan. We understand that the proposed plan has also been referred to adjacent lot owners for comment.

We understand that the purpose of the re-subdivision is to create a "buildable lot" so that the existing house can be replaced with a new single-family house, and that the need for this action arises because the owners of Lot 16 had acquired a portion of Lot 17.

We have reviewed the proposed plan, and discussed it with the one of the adjacent lot owners most directly affected. We have no objection to the proposed plan.

However, we would like to take this opportunity to express our concern that the owner/developer of proposed Lot 62 make every effort in the final building plans to preserve as many of the older, mature trees as possible, particularly a number of substantial Oak trees which are located near the upper driveway of the current house. We are particularly concerned with protecting the large Oak, which is located near the boundary with Lot 16 in the vicinity of the proposed garage entrance to the new house, as shown on the preliminary plan.

In addition, please be advised that we consider the material sent to us to notify us of this action to be unclear as to the intent of the action and the location of the property. Nowhere is there any reference to the address of the property nor to the fact that a proposed resubdivision is involved. We had to arrive at this information by deduction and discussion with neighbors.

Sincerely,

A handwritten signature in black ink, appearing to read "Arrigo Mongini".

Arrigo Mongini
President, Mohican Hills Citizens' Association
5541 Mohican Rd.
Bethesda, MD 20816

Thomas O'Dea
President, Glen Mar Park Community Association

May 19, 2003

Montgomery County Department of Park & Planning
Development Review Division
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: Glen Echo Heights, Section 2, File Number 1-03094

Dear Reader:

Thank you for providing our community association the opportunity to comment on the above referenced project. It appears that the project structure would encompass a substantial amount of the lot, and that the retaining wall detailed in the plan would extend all the way to the adjoining lot boundaries. Such intense land use in a building lot would disturb the nature of the community.

Given these facts, this project should be scaled back so the project does not so overwhelm the lot.

Thank you for your time.

Yours truly,



Thomas O'Dea
President
Glen Mar Park Community Association

