

**Agenda for Montgomery County Planning Board Meeting**  
**Thursday, January 15, 2004, 9:30 A.M.**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

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Roll Call Approval of Minutes: September 18, 2003 Commissioners' Reports Directors' Reports Reconsideration Requests	
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**GENERAL MEETING** (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. *Proposed Closed Session pursuant to Maryland Government Code Annotated Section 10-508(a) (7) (consult with counsel to obtain legal advice) (Subject: Montgomery Parks Foundation, Inc.)*
- C. *Proposed Closed Session pursuant to Maryland Government Code Annotated Section 10-508 (a)(7) (consult with counsel to obtain legal advice) (Subject: Waiver of conflict of interest)*
- D. *Proposed Closed Session pursuant to Maryland Government Code Annotated Section 10-508(a) (7) (consult with counsel to obtain legal advice) (Subject: Reservation of Land)*
- E. *Proposed Closed Session pursuant to Maryland Government Code Annotated Section 10-508(a) (1) (consult with counsel to obtain legal advice) (Subject: Personnel Matters)*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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1. **Private Sector Incentives for Leadership in Energy and Environmental Design (LEED)**

**Staff Recommendation:** Approval for transmittal to County Council.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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2. **Mandatory Referral Number 03902-DEP-1 - Stream Restoration Project**

Lower Glenmont, between Georgia Avenue and Layhill Road

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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3. **Montgomery County Planning Board Public Hearing, Worksession and Action on Master Plan for Historic Preservation Evaluation for “Farmhouse”**

Locational Atlas Resource #14/8, 24800 Dunnivant Drive, near the Silver Crest subdivision on Hawkins Creamery Road, Damascus – Demolition Permit Pending

**Staff Recommendation:** Remove from Locational Atlas.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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4. **Mandatory Referral No. 03301-F&S-1 – Montgomery County Multi-Agency Driver Training Facility at the Public Service Training Academy**

9710 Great Seneca Highway, Rockville

**Staff Recommendation:** Approval with comments to DPWT.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

5. **Forest Conservation Plan for Mandatory Referral No. 03301-F&S-1 - Montgomery County Multi-Agency Driver Training Facility at the Public Service Training Academy**

9710 Great Seneca Highway, Rockville

**Staff Recommendation:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

6. **Preliminary Plan No. 1-04037 – Willerburn Acres, Lot 51 & 52, Block A (Resubdivision)**

R-90 zone; 1.53 acres; two (2) lots requested (two (2) single-family detached dwelling units, 1 existing)

Community Water and Community Sewer

Located on north side of Gainsborough Road, approximately 1,200 feet east of Seven Locks Road

Policy Area: Potomac

Applicant: Tamara Corporation

Engineer: Dewberry

**Staff Recommendation:** Approval

\*\*\*\*\* See Discussion and Conditions in Staff Report \*\*\*\*\*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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7. **Preliminary Plan No. 1-03101 – Lucas Property**

R-200 zone; 2.284 acres; four (4) lots requested; four (4) one family detached dwelling units

Community Water and Community Sewer

Located in the northwest quadrant, intersection of New Hampshire Avenue (MD 650) and Heil Road

Policy Area: Fairland/White Oak

Applicant: Lucas Enterprises

Engineer: IPDS, LLC

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**Preliminary Plan No. 1-03101 – Lucas Property (continued)**

**Staff Recommendation:** Approval, pursuant to the de minimis provisions of the FY 2003 Annual Growth Policy and subject to the following conditions:

- 1) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- 2) Final landscape plan to be submitted to MNCPPC technical staff that addresses screening to adjacent Historic structure for proposed Lots 1 and 2
- 3) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- 4) Prior to issuance of building permits, applicant to submit an engineered sediment and erosion control plan to MCDPS for review and approval
- 5) Compliance with conditions of MCDPWT letter dated, December 22, 2003, unless otherwise amended
- 6) The applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Fairland/White Oak Master Plan unless otherwise designated on the preliminary plan.
- 7) The term “denied access” is to be placed on the final record plat along the property that abuts MD 650.
- 8) Prior to issuance of Building Permit, demonstrate traffic noise attenuation measures
- 9) 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
- 10) Other necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**8. Preliminary Plan No. 1-03046 – Springbrook Estates**

R-200 zone; 5.58 acres; five (5) lots requested; four (4) single-family detached dwelling units, (1 existing)

Community Water and Community Sewer

Located on the north side of Valley Brook Drive, 600 feet west of New Hampshire Avenue (MD 650)

Policy Area: Fairland/White Oak

Applicant: Clifford Haynes

Engineer: Witmer Associates, LLC

**Staff Recommendation:** Approval, pursuant to the de minimums provisions of the FY 2003 annual growth policy and subject to the following conditions,

- 1) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- 2) Record plat to reflect a Category I easement over all areas of forest conservation
- 3) Compliance with conditions of MCDPWT letter dated, June 11, 2003
- 4) Compliance with the conditions of approval of the MCDPS stormwater management approval dated December 22, 2003
- 5) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- 6) Prior to issuance of building permits, applicant to submit an engineered sediment and erosion control plan to MCDPS for review and approval, if required by MCDPS
- 7) This 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 property delineated on the approved plan must be recorded or a request for an extension must be filed
- 8) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- 9) Other necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**9. Record Plats****Staff Recommendation**

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

- 2-04172 Kings Valley Manor, Parcel B  
Southwest corner of Stringtown Rd. and Kings Valley Rd.  
RDT Zone, 1 Parcel  
Community Water, Community Sewer  
Planning Area: Bennett  
Or Chadash Partners LLC. Applicant
- 2-04173 Bannockburn Cooperators, Lots 2 & 3, Block 13  
End of Ayr La., northwest corner of Massachusetts Av. and Braeburn Park Way  
R-200 Zone, 2 Lots  
Community Water, Community Sewer  
Planning Area: Bethesda/Chevy Chase  
Hemingway Homes Inc., Applicant
- 2-04174 Allanwood Subdivision, Lots 25-27, Block "I"  
East side of Norbeck Rd., approximately 200' north of Drury Rd.  
R-200 Zone, 3 Lots  
Community Water, Community Sewer  
Planning Area: Aspen Hill  
James Day Hoff, Applicant

**Staff Recommendation:**

Pursuant to section 50-35A, the following minor subdivision plats are recommended for approval subject to any applicable conditions of previous preliminary plans approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

- 2-04138 Sycamore Acres, Parcel A, Block A  
North side of Muncaster Mill Rd., approximately 1600' east of Sycamore La.  
RE-1 Zone, 1 Parcel  
Community Water, Community Sewer  
Planning Area: Olney Vicinity  
San Jung Hyun Presbyterian Church
- 2-04170 Sandy Spring Acres, Lot 4  
17617 Norwood Road  
R-200 Zone, 1 Lot  
Community Water, Community Sewer  
Planning Area: Cloverly  
Charles Kight, Applicant



**Record Plats (continued)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**10. Site Plan Review No. 8-04009, 4933 Fairmont Avenue, Bethesda**

CBD-1 zone; 2,581 gross square feet commercial, 2,625 gross square feet residential; on Fairmont Avenue, Bethesda, approximately 200 feet east of Old Georgetown Road; Bethesda CBD-1, PA – 35

APPLICANT: Rickman Development LTD Partnership  
ENGINEER: Macris, Hendricks & Glascock, P.A.

**Staff Recommendation:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**11. Olney Master Plan Worksession No. 2 continued: Southeast Quadrant Land Use and Zoning**

**Staff Recommendation:** Discussion. (No public testimony will be taken at this time.)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**SUPPLEMENTAL**  
**Agenda for Montgomery County Planning Board Meeting**  
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**Forest Conservation Plan for Mandatory Referral Number 03902-DEP-1 - Stream Restoration Project**

Lower Glenmont, between Georgia Avenue and Layhill Road. Combine with Item #2.

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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