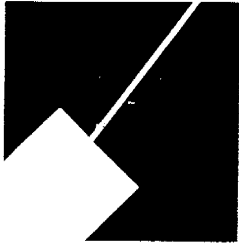


Item #10

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

M E M O R A N D U M

DATE: January 23, 2004
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 January 29, 2004.

Attached are copies of plan drawings for Item #05, #07, #08, #09 and #10. These subdivision items are scheduled for Planning Board consideration on January 29, 2004. The items are further identified as follows:

Agenda Item #05 -Preliminary Plan 1-60232A
Montrose Crossing

Agenda Item #07 -Preliminary Plan 1-03080
Ancient Oak West

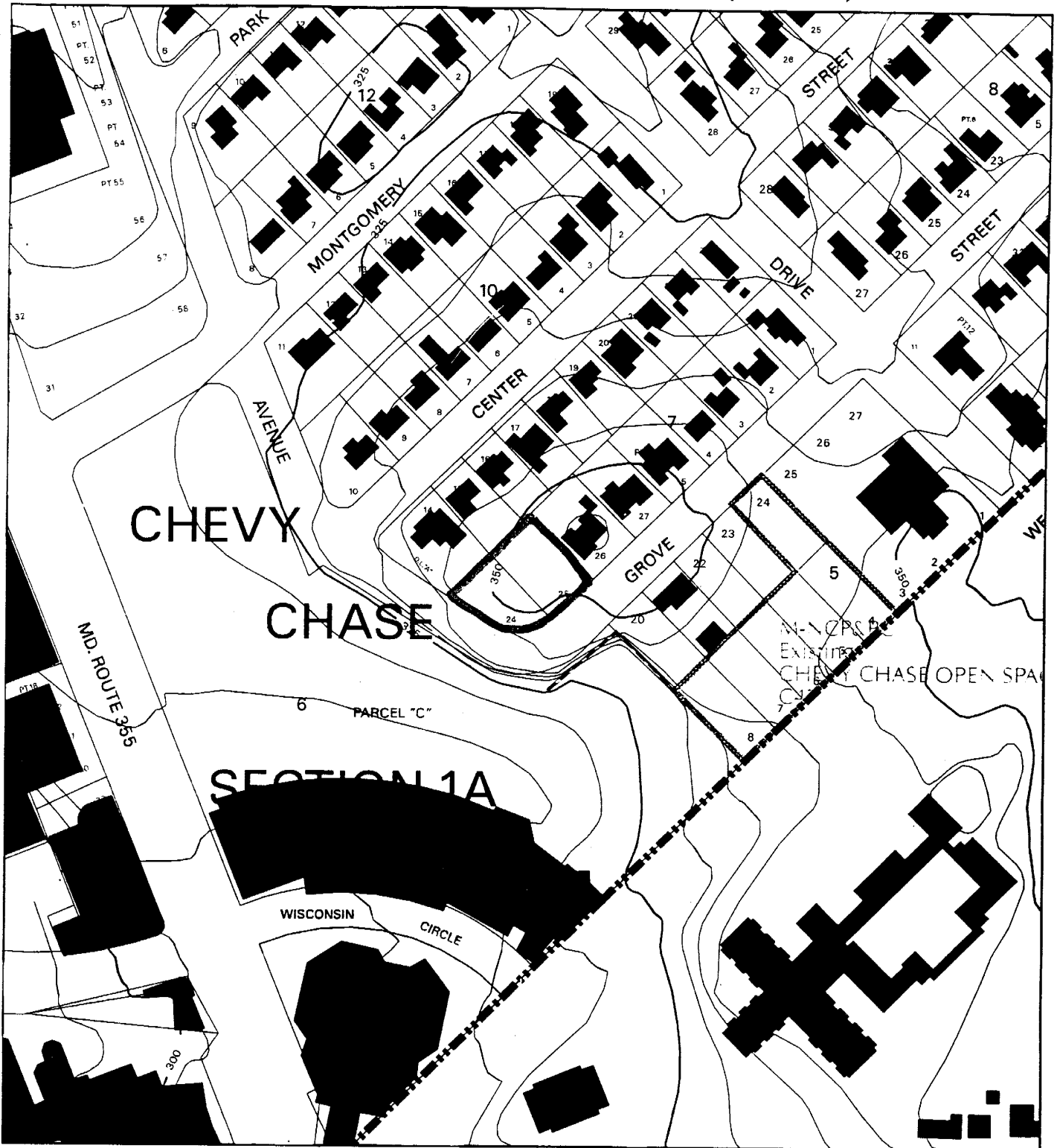
Agenda Item #08 -Preliminary Plan 1-02111
Four Chimney Estates

Agenda Item #09 -Preliminary Plan 1-04038
Liberty Grove

Agenda Item #10 -Pre-Preliminary Plan 7-04013
Chevy Chase Section 1A

Attachment

CHEVY CHASE SECTION 1A, LOTS 24 & 25 (7-04013)



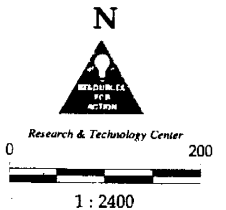
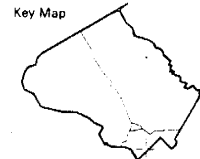
Map compiled on January 22, 2004 at 3:23 PM | Site located on base sheet no - 207NW04

NOTICE

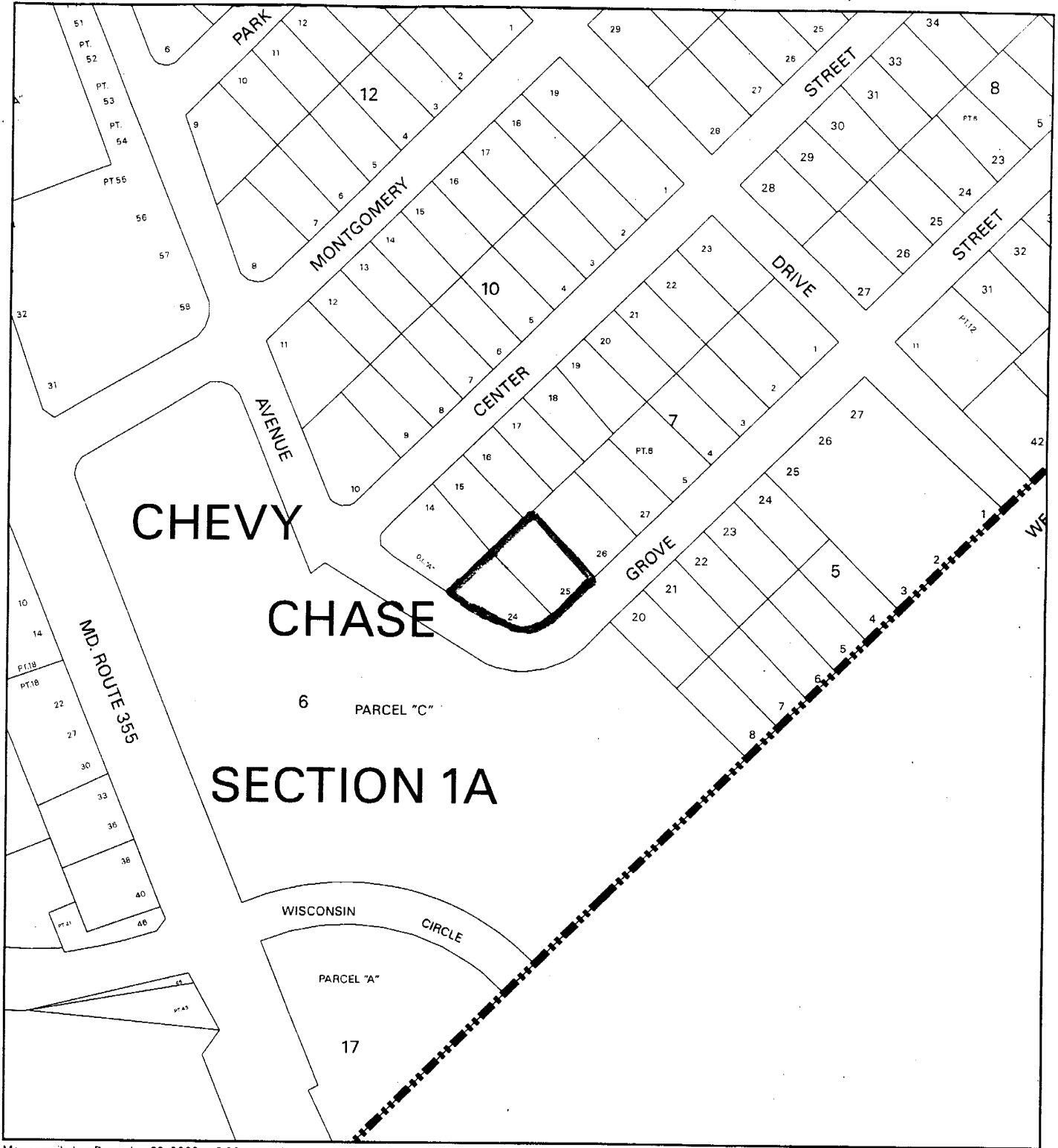
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland -National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from 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



CHEVY CHASE SECTION 1A, LOTS 24 & 25 (7-04013)



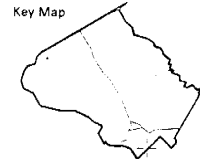
Map compiled on December 02, 2003 at 9:39 AM | Site located on base sheet no - 207NW04

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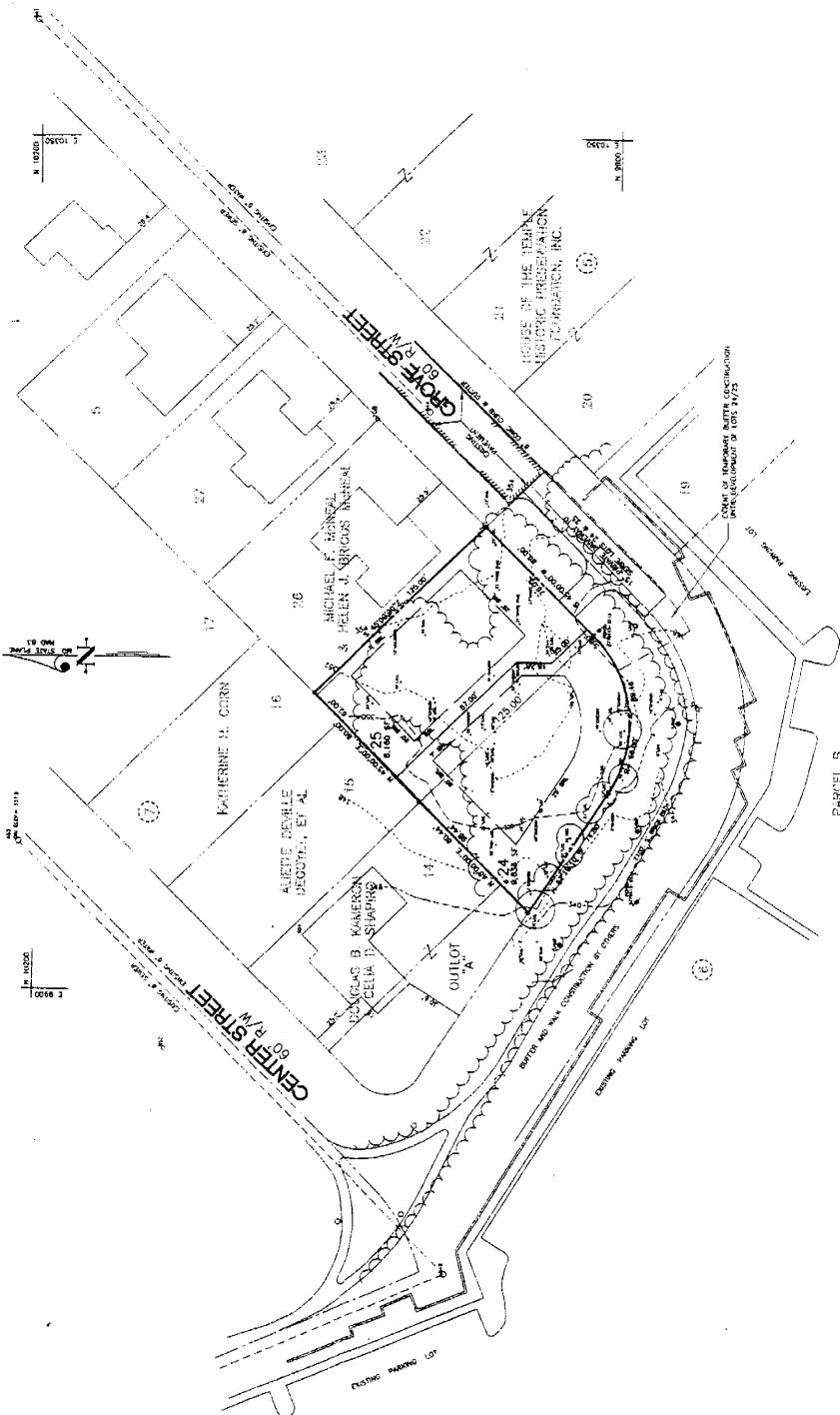
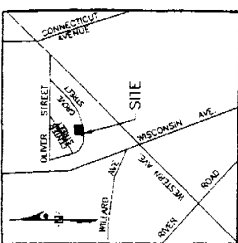
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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
0 200

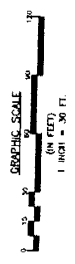
1 : 2400

LEGEND
 2 FT
 1" = 20'



NOTES

1. SITE AREA: 17,793 SF OR 0.41 AC
2. EXISTING ZONING: 2-A* RESIDENTIAL R 60
3. EX TOPOGRAPHY BY CLARK, FINEROCK AND SACKETT SURVEY 2003
4. CONTOUR INTERVAL: 2 FEET
5. TAX MAP: 1M 34.3
6. 200 SCALE BASE MAP: 207/MWA
7. NUMBER OF LOTS PROPOSED: 2
8. WATER AND SEWER CATEGORIES: W-1, S-1
9. PROPOSED WATER AND SEWER SERVICE: PUBLIC
10. MINIMUM LOT STANDARDS - CHEVY CHASE WILAGE:
 - MIN. LOT AREA: 7,000 SF
 - MIN. LOT FRONTAGE: 75 FT
 - MIN. FRONT YARD SETBACK: 35 FT
 - MIN. SIDE OR REAR SETBACK: 7 FT
11. MINIMUM LOT STANDARDS - "A" RESIDENTIAL ZONE:
 - MIN. LOT AREA: 2,000 SF
 - MIN. LOT FRONTAGE AT BRL: 30 FT
 - MIN. FRONT YARD SETBACK: 25 FT
 - MIN. SIDE OR REAR SETBACK: 5 FT
 - MIN. REAR YARD: 15 FT, AVG. 30 FT
 - MAXIMUM BUILDING HEIGHT: 3 STORES OR 40 FT



CLARK · FINEROCK & SACKETT, INC.
 ENGINEERS · PLANNERS · SURVEYORS

7335 BELLEVUE BLVD., SUITE 200, WASHINGTON, DC 20004 · (202) 341-7000 FAX: (202) 341-8100 WWW.CFAS.COM

PROJECT NO. 2003-001
 SHEET NO. 1 OF 1
 DATE: 03/05/04
 COUNTY: MONTGOMERY COUNTY, MARYLAND

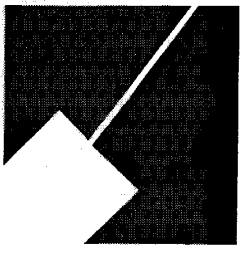
PRELIMINARY CONCEPT PLAN
 RESUBMISSION OF LOTS 24 AND 25, BLOCK 7
 SECTION 1-A

DATE: 03/05/04
 COUNTY: MONTGOMERY COUNTY, MARYLAND

DIP / PROPERTY CO. COPY-CONTRIBUTOR

10

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MEMORANDUM

DATE: January 29, 2004

TO: Montgomery County Planning Board

VIA: Joe Davis, Chief *JRD*
Development Review Division

FROM: A. Malcolm Shaneman, Supervisor (301) 495-4587 *Shaneman*
Dolores M. Kinney, Senior Planner (301) 495-1321 *DMK*

REVIEW TYPE: Pre-Preliminary Plan Review

APPLYING FOR: Resubdivision of Existing Lot 24 & 25

PROJECT NAME: Chevy Chase Section 1A Lots 24 & 25

CASE #: 7-04013

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

ZONE: R-60

LOCATION: On the North Side of Grove Street, 500 feet Southwest of Kirkside Drive

MASTER PLAN: Bethesda/Chevy Chase

APPLICANT: The Chevy Chase Land Company

FILING DATE: November 13, 2003

HEARING DATE: January 29, 2004

STAFF RECOMMENDATION: Objection to the submission of Preliminary Plan, Pursuant to Section 50-29 (b) (2), Montgomery County Subdivision Regulations.

DISCUSSION OF ISSUES

Conformance to Chapter 50-29 (b)(2)

This is an application to resubdivide two (2) existing lots by realigning the common lot line between Lot 24 and Lot 25.

In order to approve an application for *Resubdivision*, the Planning Board must find that the proposed lots comply 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, the applicant has provided a description of the area analyzed under the resubdivision criteria and an illustration that delineates the neighborhood, which is included in the staff report. Staff is of the opinion that the applicant's neighborhood delineation is appropriate because it provides an adequate sample that exemplifies the lot and development pattern of the area.

The neighborhood associated with this resubdivision includes 30 lots within Block 7 of Chevy Chase Section 1A Subdivision, bounded by Center Street on the north, Belmont Avenue on the East, Grove Street and Western Avenue on the south.

Master Plan Compliance

The property is located within the Approved Friendship Heights Sector Plan Area. The sector plan does not specifically identify this property for discussion but does give general guidance and recommendations regarding zoning and land use. The sector plan recommends that this area maintain the existing zoning as adopted and maintain the residential land use consisting of one family detached homes. The proposed resubdivision complies with the recommendations adopted in the sector plan in that it is a request for residential development.

SITE DESCRIPTION:

Lot 24 and Lot 25 are part of the Chevy Chase Section 1A subdivision which were recorded in their current configuration by plat in 1950. The subject lots are currently vacant. The property is located in an urban area of Chevy Chase at the northeast intersection of Belmont Avenue and Grove Street. The plan for the proposed lots show that Lot 24 is a corner lot and contains 9,633 square feet. Lot 25 contains 8,160 square feet with lot frontage and lot width of approximately 75 feet, perpendicular in alignment and rectangular in shape. The proposed lots would have a shared driveway with the entrance from Grove Street.

ANALYSIS

The proposed resubdivision entail adjustments of the common lot line between Lots 24, which is a corner lot, and 25, which is a rectangular lot, at the street frontage. The resulting reconfiguration would not change the external shapes of the two lots. Lot 24 would continue to be a corner lot and Lot 25 would continue to be rectangular in shape lot. The common lot line between the two lots however will be irregular with a slight bend approximately 25 feet from the street line. This bend or jog in the line will create a common lot line out of character with those other lots within the neighborhood. The common line would no longer be exactly perpendicular with the street line.

This section of Grove Street was designated as a buffer area to protect the residence of Chevy Chase Village from development in the Friendship Heights Central Business District. The proponents of this application contend that the lot line adjustment is to accommodate the construction of a dwelling on Lot 24. While irregular, Lot 25 would comply with the frontage requirement required by the Village of Chevy Chase. In staff's opinion, the proposed realignment of does not alter either the shape or alignment of the subject lots. The applicant additionally notes that the proposed resubdivision does not disrupt the development pattern of the existing neighborhood. Furthermore, given that the Friendship Heights Sector Plan encourages protection of the buffer on Groveton Street, the proposed realignment of the lot line and resulting house location supports the interest of the residents of Chevy Chase Village.

The subject lots are located within the incorporated Municipality of Chevy Chase Village. The Village reviewed this resubdivision application and supports the proposal as currently configured. A letter from the Village Counsel is attached to this report.

CONCLUSION:

The staff review identifies the one criterion upon which the proposed resubdivision fails: shape. It should be reiterated that the Planning Board must find that the proposed resubdivision substantially meets all of the resubdivision criteria. The realignment of the common lot line between Lot 24 and Lot 25 will be designed in an unusual fashion creating lots with shapes inconsistent with the rectangular configuration currently found in the neighborhood. Staff is additionally concerned that the bend or jogging pattern could set a precedent for other lots both within the defined neighborhood and in other locals. Lot lines are commonly set back the required distance from existing or proposed buildings, generally in a parallel fashion. By allowing lot lines to bend or jog indiscriminately would create building envelopes highly irregular and inconsistent with existing lotting and development patterns within established neighborhoods. Therefore staff is recommending that a preliminary plan application not be submitted for this property as is currently configured.

Staff is currently working with the applicant and the Village of Chevy Chase to find an alternative lotting pattern that could satisfy the Village's desires to maintain and enhance the existing tree buffer along the common areas as well as be supportable under Section 50-29(b)(2) of the Subdivision Regulations.

Attachments:

Vicinity Map	5
Neighborhood Delineation and Development Map	6
Proposed Plan	7
Tabular Summary	8
Correspondence from the Village of Chevy Chase	9 -

No other correspondence has been submitted to the file to date