

**Agenda for Montgomery County Planning Board Meeting**  
**Thursday, April 22, 2004, 9:30 A.M.**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

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Roll Call Approval of Minutes Commissioners' Reports Directors' Reports Reconsideration Requests	
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1. **Preliminary Plan No. 1-97058E– First Baptist Church of Damascus  
(Extension Request)**

RC-2 Zone; 15.25 acres; one (1) lot requested; religious institution (previously approved)

Public water and private septic

Located on south side of Damascus Road (MD 108) across from Cornor Road

Policy Area: Damascus

Applicant: First Baptist Church of Damascus

Engineer: Tri-County Surveys

**Staff Recommendation:** Grant 6 month extension, subject to the following condition:

- 1) Applicant to submit a complete record plat application within 30 days of issuance of the Planning Board opinion for preliminary plan No. 1-97058E

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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2. **Preliminary Plan No. 1-03051 – Bannockburn Heights (Resubdivision)**

R-200 Zone; 1.55 acres; two (2) lots requested; two (2) single-family detached dwelling units

Public water and public sewer

Located on the west side of River Road (MD 190), approximately 1,000 feet east of Wilson Lane (MD 188)

Policy Area: Bethesda/Chevy Chase

Applicant: Al S. Khalatbari

Engineer: Witmer Associates, LLC

**Staff Recommendation:** Denial, pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**3. Record Plats****Staff Recommendation:**

The following record plat is 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.

2-04240 Rusty Acres, Parcel "B", Block A  
North of Spencerville Road, approximately 2000 feet west of Santini Road  
RC Zone, 1 parcel  
Community water, community sewer  
Planning Area: Patuxent  
Indara E. Jafferia, Inc., Applicant

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.

2-04241 Chevy Chase, Section No. 4  
West side of Connecticut Avenue (MD 185), between Leland Street and  
Aspen Street  
R-60 Zone, 1 lot  
Community water, community sewer  
Planning Area: Bethesda Chevy Chase  
Michael Krench, Applicant

2-04242 Edgemoor  
West side of Fairfax Road, approximately 150 feet south of Hampden Lane  
R-90 Zone, 1 lot  
Community water, community sewer  
Planning Area: Bethesda Chevy Chase  
Sandy Springs Builders, Applicant

2-04243 West Chevy Chase Heights  
North of West Virginia Avenue, approximately 200 feet east of Maryland  
Avenue  
R-60 Zone, 1 lot  
Community water, community sewer  
Planning Area: Bethesda Chevy Chase  
Matt Holahan, Applicant

**BOARD ACTION****Motion:**

**Record Plats (continued)**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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4. **Worksession No. 3 Countywide Bikeways Functional Master Plan Public Hearing Draft**

**Staff Recommendation:** Approval of Planning Board Draft (No public testimony will be taken at this time).

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**5. Zoning Text Amendment No. 04-05**

Introduced by Councilmembers Perez and Praisner; amend the Zoning Ordinance to allow an eating and drinking establishment in the C-O zone to have an entrance directly from the exterior of a building

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**GENERAL MEETING** (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. Approval to transmit Fairland Golf Course Project Development Form (PDF) to the County Executive and County Council.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**6. Staff Draft Local Area Transportation Review Guidelines**

**Staff Recommendation:** Public Hearing.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**7. Montgomery County Planning Board Public Hearing, Worksession, and Action**

on a Public Hearing (Preliminary) Draft Amendment to the Master Plan for Historic Preservation: Montgomery County Heritage Area Management Plan

**Staff Recommendation:** Approve Amendment.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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