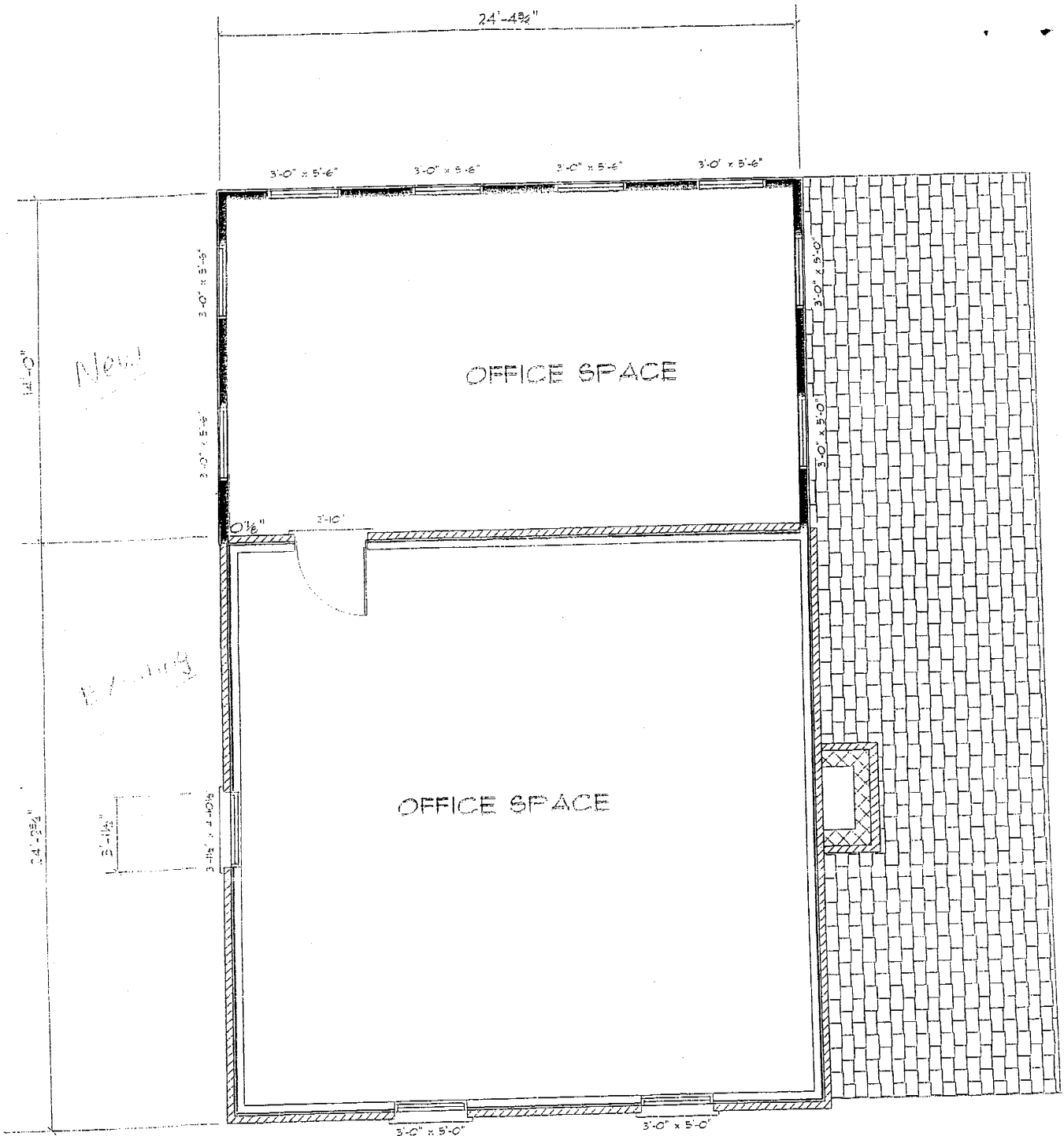


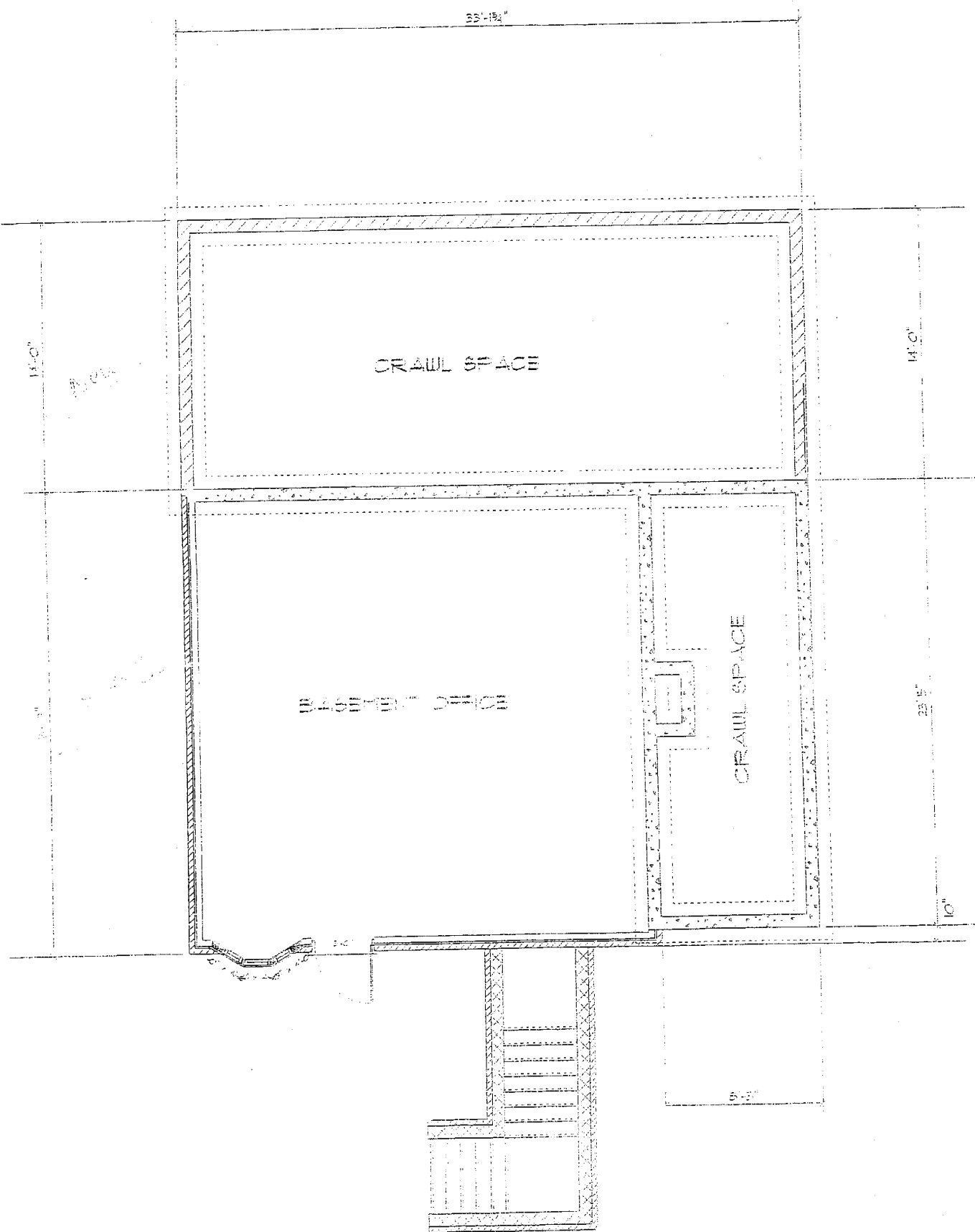
FIRST FLOOR PLAN



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

A-10



BASEMENT FLOOR PLAN

A-11

TO: Joel Gallihue, Community Planner
Community-Based Planning Division

FROM: Glenn Kreger, Silver Spring/Takoma Park Team Leader
Community-Based Planning Division

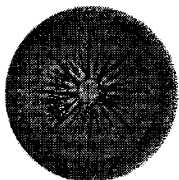
SUBJECT: BOA Petition #S-2621

DATE: August 10, 2004

The August 2000 *Approved and Adopted North and West Silver Spring Master Plan* specifically addresses the locations of properties that would be appropriate for non-residential professional offices. With regard to the subject application, the Plan recommends the following: "Retain the designation that properties on Cedar Street between Ellsworth Drive and Pershing Drive are suitable to apply for the non-resident professional office special exception." (p. 44) These properties are located on the edge of North Silver Spring, across Cedar Street from the Silver Spring Central Business District. The property across Cedar Street from the subject property is the future location of the residential mid-rise that will be constructed as the last phase of the Downtown Silver Spring project.

As noted in the Master Plan, the properties along this block of Cedar Street are somewhat isolated from the other single-family homes in the neighborhood by the Chelsea School property. Consequently, non-resident professional offices within the existing single-family structures along Cedar Street would have minimal impact on the rest of the neighborhood.

The inset on Map 18 (p. 45) and Table 1 (p. 46) specifically identify 8607 Cedar Street as appropriate for non-resident professional offices. The Plan notes that on-site parking is restricted by topography and limited front and rear yard setbacks. According to the Plan, "the paving of front yards for parking is inconsistent with this Plan's goal of maintaining residential character and sustaining stable neighborhoods. The parking required for any approved special exception use should be met through the Parking District to minimize the number of spaces on the property and help retain a residential appearance along Cedar Street." (p. 44)



OCT 26

October 26, 2004

MEMORANDUM

TO: Joel Gallihue, Planner
Development Review Division

VIA: Daniel K. Hardy, Supervisor ^{DKH}
Transportation Planning

FROM: Shahriar Etemadi, Supervisor
Transportation Planning

SUBJECT: Board Of Appeals Petition No. S-2621 - To permit a non-residential office use at
8607 Cedar Street, Silver Spring

This memorandum is Transportation Planning staff's Adequate Public Facilities review of the subject application.

RECOMMENDATION

Transportation planning staff recommends no condition to support approval of this application as it meets the requirements of Local Area Transportation Review. Staff finds that this action will have no adverse effect on the area roadway conditions.

Local Area Transportation Review

The applicant is requesting to permit an office use in a single-family home in the North Silver Spring Master Plan Area adjacent to the Silver Spring Central Business District. The business hours of operation are between 7:30 a.m. to 9:00 p.m. during the weekdays and 9:00 a.m. to 5:00 p.m. on Saturdays. They will have an equivalent of five full-time employees and a part time office manager. There will be usually one to three clients visiting the site at any one time, with the exception of occasional counseling groups of six to eight clients. According to these operations, we estimate that the weekday peak hour trips to the site will be less than 30 trips and therefore, a traffic study is not needed to satisfy the Local Area Transportation Review requirements.

A-13

Road Classifications

The North and West Silver Spring Master Plan classifies the following adjacent and nearby roadways:

Cedar Street is an Arterial street with 48 feet of pavement in an 80-foot right-of-way
Colesville Road is a six-lane divided Major Highway on a 120-foot right-of-way
Wayne Avenue is a four lane Arterial street on an 80-foot right-of-way

All other streets in North Silver Spring in the vicinity of the site are residential streets.

Site Access, Circulation and Pedestrian Facilities.

The site is provided with one access point from Cedar Street and can accommodate two off-site parking spaces. There are metered parking spaces along Cedar Street in front of the subject property provided by the Silver Spring Parking Lot District. A public parking garage is across the street from the site. All roadways in the Silver Spring Central Business District (CBD) including Cedar Street are provided with efficient and safe sidewalks. All signalized intersections in the CBD are equipped with pedestrian signals and crosswalks.

SE:gw

mno to Gallihue re S-2621 - Cedar Street.DOC