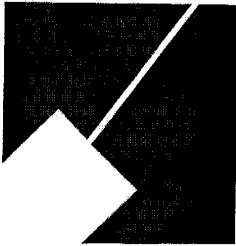


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MCPB
Item # 10
December 23, 2004



MEMORANDUM

DATE: December 17, 2004

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Acting Supervisor *CC*
Development Review Division

FROM: Dolores Kinney, Senior Planner *DK*
Development Review

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of existing Parcel 468 into two (2) residential lots

PROJECT NAME: Chevy Chase Section 8

CASE #: 1-05035

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-60

LOCATION: Located on the north side of Leland Street, approximately 83 feet east of Oakridge Avenue

MASTER PLAN: Bethesda Chevy Chase

APPLICANT: Keating and Company

FILING DATE: September 9, 2004

HEARING DATE: December 23, 2004

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Approval limited to two (2) residential lots, two (2) single-family detached dwelling units.
- 2) 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.
- 3) Compliance with the conditions of approval of the MCDPS stormwater management approval dated October 21, 2004.
- 4) Compliance with conditions of MCDPWT letter dated, November 30, 2004 unless otherwise amended.
- 5) Compliance with conditions of approval for Pre-preliminary Plan #7-04061.
- 6) Other necessary easements.

SITE DESCRIPTION:

The subject property, identified as Parcel 468 ("Subject Property"), is located on the north side of Leland Street, approximately 83 feet east of Oakridge Avenue (Attachment A). The property contains 0.56 acres and is zoned R-60. The Subject Property is currently developed with a single-family dwelling, which will be removed.

PROJECT DESCRIPTION:

This is an application to subdivide the Subject Property into two (2) lots for two (2) single-family detached dwellings (Attachment B). The proposed Lot 20 will contain 12,846 square feet and the proposed Lot 19 will contain 12,021 square feet. Each lot will have individual access via private driveways from the existing public street.

BACKGROUND

Pre-preliminary Plan - Section 50-33A Review

A pre-preliminary plan was submitted for the subject property pursuant to Section 50-33A of the Subdivision Regulations (Pre-preliminary Plan Application #7-04061). As part of this review, the applicant requested that the Planning Board consider and approve: (1) the appropriateness of the size, width, shape, and orientation of each of the proposed lots for the location of the subdivision; (2) the width of the lot at the front building line; and (3) the orientation and placement of the proposed single-family detached residences. As outlined in the Planning Board's Pre-preliminary Plan opinion (Attachment C), the Board found that the proposed lots are appropriate for the location of the subdivision. The Planning Board expressly declined to consider and act upon the compliance of the width of the lots at the front building line and the proposed house placements and locations. Because the Planning Board does not have the authority to determine the location of homes, a determination of lot width at the front building line is

properly made by the Department of Permitting Services (DPS) at the time an applicant applies for a building permit.¹ Likewise house placement and orientation is not a determination that the Planning Board makes as part of subdivision review.

ANALYSIS AND FINDINGS FOR THE PRELIMINARY PLAN

Staff's review of Preliminary Plan #1-05035, Chevy Chase Section 8, indicates that the plan conforms to the recommendations of the Bethesda Chevy Chase Master Plan. The proposed preliminary plan is consistent with the master plan goal to maintain the area's residential character. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public facilities will be adequate to support and service the area of the proposed subdivision. Staff further finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision. The site does not warrant transportation Adequate Public Facilities (APF)/Local Area Transportation Review (LATR).

The environmental review of the preliminary plan identified a specimen tree to be saved. Approval of the preliminary plan is contingent upon compliance with the Forest Conservation Regulations.

CONCLUSION

Preliminary Plan #1-05035, Chevy Chase Section 8 conforms to the Bethesda Chevy Chase Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan, subject to compliance with the Forest Conservation Regulations and the other conditions included above.

ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan
Attachment C	Pre-preliminary Plan Opinion
Attachment D	Pre-preliminary Plan Staff Report
Attachment E	Citizen Correspondence

¹ DPS advised Staff that the lot width at the front building line for both of the proposed lots meets the minimum zoning ordinance standard if the homes are constructed at the locations shown on the concept plan.