

Agenda for Montgomery County Planning Board Meeting
Thursday, January 6, 2005, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

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

- A. Administrative Items
- B. *Closed Session pursuant to Maryland Government Code Annotated Section 10-508 (a) (7) (consult with counsel to obtain legal advice) (Subject: Consideration of request by Montgomery Village Foundation, Inc., to rename "Montgomery Village Local Park")*
- C. *Closed Session pursuant to Maryland Government Code Annotated Section 10-508 (a) (7) (consult with counsel to obtain legal advice) (Subject: Encroachment Litigation)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **FDA Draft Supplemental Environmental Impact Statement**, located at New Hampshire Avenue, North of Powder Mill Road, Federal Research Center at White Oak

Staff Recommendation: Transmit comments to General Service Administration

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Brookside Gardens Master Plan, Worksession 3**

Staff Recommendation: Review revisions to staff draft Brookside Gardens Master Plan.
(No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

- 3. **Board of Appeals No. S-05-1: Special Exception request by Jane Ndungu and Agnes Ndungu**, applicants, to operate a child day care center for up to 30 children; R-200 zone; located at 13300 Sherwood Forest Drive, Silver Spring.

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

- 4. **Extension Request for Preliminary Plan No. 1-01067E – East Hampshire Center**

******* POSTPONED *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Preliminary Plan No. 1-05042 Concord

R-200 Zone; .54 acre; One (1) lot requested; One (1) one-family detached dwelling unit

Community water and community sewer

Located on the east side of Accord Drive approximately 140 feet northwest of Pinkney Court

Applicant: Tom Driscoll
Engineer: CAS Engineer

Planning Area: Potomac

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

- 1) Compliance with the conditions of approval of the MCDPS stormwater management approval dated October 20, 2004.
- 2) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s).
- 3) Compliance with conditions of approval for tree save dated December 27, 2004.
- 4) A Category II conservation easement shall be placed 50' from the rear lot line to protect existing on-site trees, and the critical root zones of offsite trees in that area.
- 5) Compliance with conditions of MCDPWT letter dated, December 1, 2004 unless otherwise amended.
- 6) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s).
- 7) Other necessary easements.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Minor Subdivision Plan No. 2-02138 and Forest Conservation Plan for Stoney Creek Estates, Lot 185**

RE-2 Zone; 3.21 acres; One (1) lot requested; One (1) one-family detached dwelling unit

Private well and septic

Located on the west side of Stoney Creek Road, opposite Meadow Farm Road.

Applicant: Gary Balsamo

Engineer: Witmer and Associates

Planning Area: Potomac

Staff recommendation: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to conditions:

******* See Staff Memorandum for Discussion and Conditions *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan No. 1-05043 Damascus Hills

R-200 Zone; 1.17 acres; Two (2) lot requested; Two (2) one-family detached dwelling Unit

Community water and community sewer

Located on the north side of Sweepstakes Road approximately 900 feet west of Woodfield Road

Applicant: Mitch & Kim Goode
Engineer: Benning & Associates, Inc.

Planning Area: Damascus

Staff recommendation: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, subject to the following conditions:

- 1) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 2) Compliance with the conditions of approval of the MCDPS stormwater management approval dated November 3, 2004.
- 3) Compliance with conditions of MCDPWT letter dated December 30, 2004, unless otherwise amended.
- 4) Access and improvements as required to be approved by MCDPWT prior to recordation of plat.
- 5) Other necessary easements.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan No. 1-05008 Ashton-Carvounis**

RC Zone; 5.57 acres; One (1) lot requested; One (1) one-family detached dwelling Unit

Private water and private septic

Located on the north side of Ashton Road (MD 108) approximately 1,750 feet east of New Hampshire Avenue (MD 650);

Applicant: Pete Carvounis

Engineer: Witmer Associates, LLC

Planning Area: Sandy Spring-Ashton

Staff recommendation: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, subject to conditions:

******* See Staff Memorandum for Discussion and Conditions *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Preliminary Plan No. 1-05002 Verbits Acres**

R-200 cluster option; 5.1 acres; Seven (7) lot requested; Seven (7) one-family detached dwelling units

Located on the north southwest side of Blackburn Road approximately 20 feet east of Cross Valley Drive

Applicant: Dana Preister
Engineer: Macris, Hendricks & Glascock

Planning Area: Fairland

Staff recommendation: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, subject to conditions:

******* See Staff Memorandum for Discussion and Conditions *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Record Plats

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.

2-05112 Montrose Parkway (Dedication Plat)
 Southwest quadrant of Montrose Road and Old Georgetown Road
 R-200, C-O, O-M Zone
 Community Water, Community Sewer
 Planning Area: North Bethesda Garrett Park
 Wilgus Assoc. Limited Partnership-c/o Wilco Const. Co. Inc., Applicant

2-05113 College View
 Northeast corner of Kenton Road and Newport Mill Road
 R-60 Zone, 2 Lots
 Community Water, Community Sewer
 Planning Area: Kensington Wheaton
 Newport Mill L.L.C. Applicant

Pursuant to section 50-35A, the following minor subdivision plat is 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.

2-05110 Pleasant Retreat
 Northeast side of Damascus Road, approximately 4800' west of Griffith
 Road
 RDT Zone, 1 Lot
 Private Well, Private Septic
 Planning Area: Olney & Vicinity
 Steve Middleton, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. **Planning Board Worksession I, on the Public Hearing (Preliminary) Draft Amendment to the Master Plan for Historic Preservation:** Damascus-Goshen Historic Resources, Individual Sites

Staff Recommendation: Designate 27 resources on the Master Plan for Historic Preservation. Remove 30 resources from the Locational Atlas and retain one resource on the Locational Atlas. (No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: