



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
ITEM # 8  
5/19/05



## MEMORANDUM

**DATE:** May 11, 2005

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Development Review Division

**FROM:** Catherine Conlon, Acting Supervisor (301-495-4542) *CC*  
Development Review Division

**REVIEW TYPE:** Pre-Preliminary Plan of Subdivision

**APPLYING FOR:** Advice regarding future Preliminary Plan for 3 dwelling units

**PROJECT NAME:** Qureshi Property

**CASE NO.** 7-05053

**REVIEW BASIS:** Pursuant to Chapter 50, the Subdivision Regulations  
and Chapter 59, the Zoning Ordinance

**ZONE:** RE-2

**LOCATION:** On the northeast side of Norwood Road approximately 200 feet southeast  
of Holly Grove Road

**MASTER PLAN:** Cloverly

**APPLICANT:** Arshad H. Qureshi

**ENGINEER:** Morris & Ritchie Associates

**FILING DATE:** March 3, 2005

**HEARING DATE:** May 19, 2005

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**Staff Recommendation:** No objection to submittal of preliminary plan.

## **SITE DESCRIPTION:**

The subject property is an unusually long and narrow, 9.58-acre parcel of land located on Norwood Road in Cloverly (Attachment A & B). The property is zoned RE-2 and abuts several similarly zoned, unsubdivided parcels in the vicinity.

The property is within the Northwest Branch watershed (Use Classification IV-P). The rear (northeastern) portion of the property is bisected by an existing stream. The designated stream valley buffer for this stream encompasses approximately 2.3 acres of the site, making it un-buildable. More than half of the property is currently forested.

## **PROJECT DESCRIPTION**

This application proposes to create three residential lots containing three one-family detached dwelling units (see Attachment C). Two of the lots will have frontage on Norwood Road and the applicant is requesting waiver of frontage for the third lot. Access for all the proposed dwellings will be via shared private driveways from Norwood Road. The plan will preserve the existing stream valley and the majority of the onsite forest. The lots will be served by public water and private septic systems.

## **DISCUSSION:**

A preliminary plan for the subject property was submitted for this property in 1997 by a previous owner. The plan proposed subdivision of the parcel into four lots, and would have required a waiver of the stream buffer guidelines for driveway and septic field grading. Staff declined support of that proposed plan, and it was subsequently withdrawn without action by the Planning Board.

A new owner of the property submitted the current pre-preliminary plan which originally also proposed four lots. Staff reviewed the proposal, but again found that a dwelling, appropriate yard, and necessary septic field could not be located on a fourth lot without encroachment into the stream buffer. Based on Staff's recommendation, the applicant revised the pre-preliminary plan to include three lots.

At the request of the applicant, the pre-preliminary plan is being presented to the Planning Board for advice regarding the proposed number of lots and their configuration. Specifically, the applicant desires the Board's opinion on the three lots and on the creation of one of these lots without frontage on a public road.

Based on the information provided to date, Staff believes that three lots would be appropriate for this site provided septic approval is granted. Per Section 50-29(a)(2) of the Subdivision Regulations, lots must abut public streets, however, "...the Board may approve not more than two (2) lots on a private driveway or private right-of-way; provided, that proper showing is made that such access is adequate to serve the lots for emergency vehicles, for installation of public utilities, is accessible for other public services, and is not detrimental to future subdivision of adjacent lands." Staff believes the proposed driveway will provide

adequate width to serve emergency vehicles. There will also be room to provide a sufficient public utility easement.

Given the unusual shape of the property and the limitations for development resulting from the existing stream valley buffer, Staff believes a subdivision containing three lots would be appropriate for the property. Staff also believes that the appropriate finding can be made for one lot without frontage on a public road. Therefore, Staff has no objection to submittal of a preliminary plan for three lots.

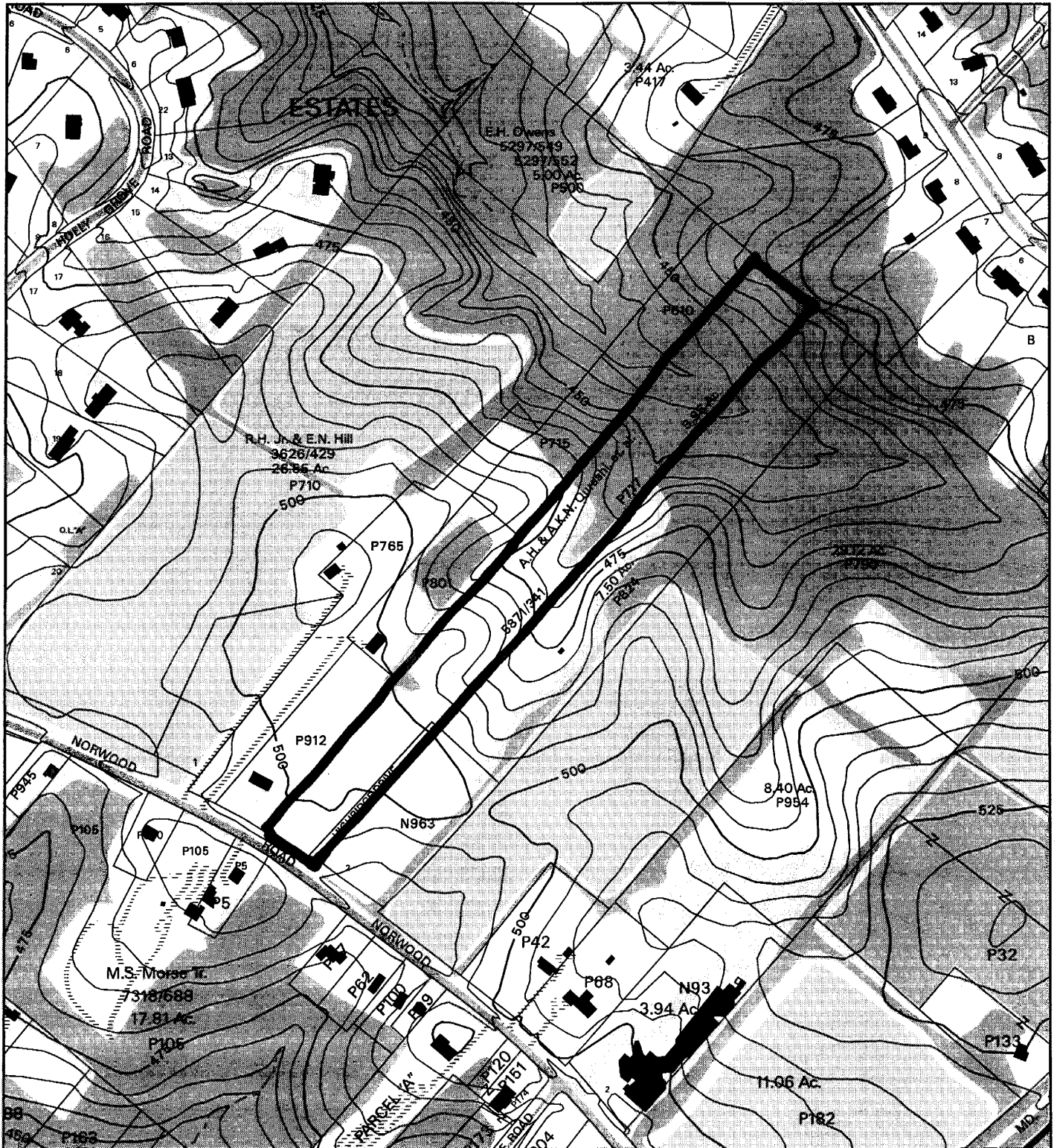
**Attachments:**

Attachment A – Site Features Map

Attachment B – Vicinity Map

Attachment C – Preliminary Plan

# QURESHI PROPERTY (7-05053)



Map compiled on April 04, 2005 at 2:59 PM | Site located on base sheet no - 221NE01

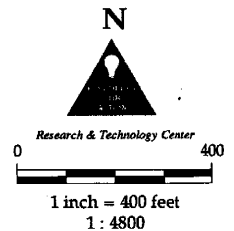
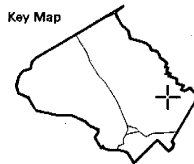
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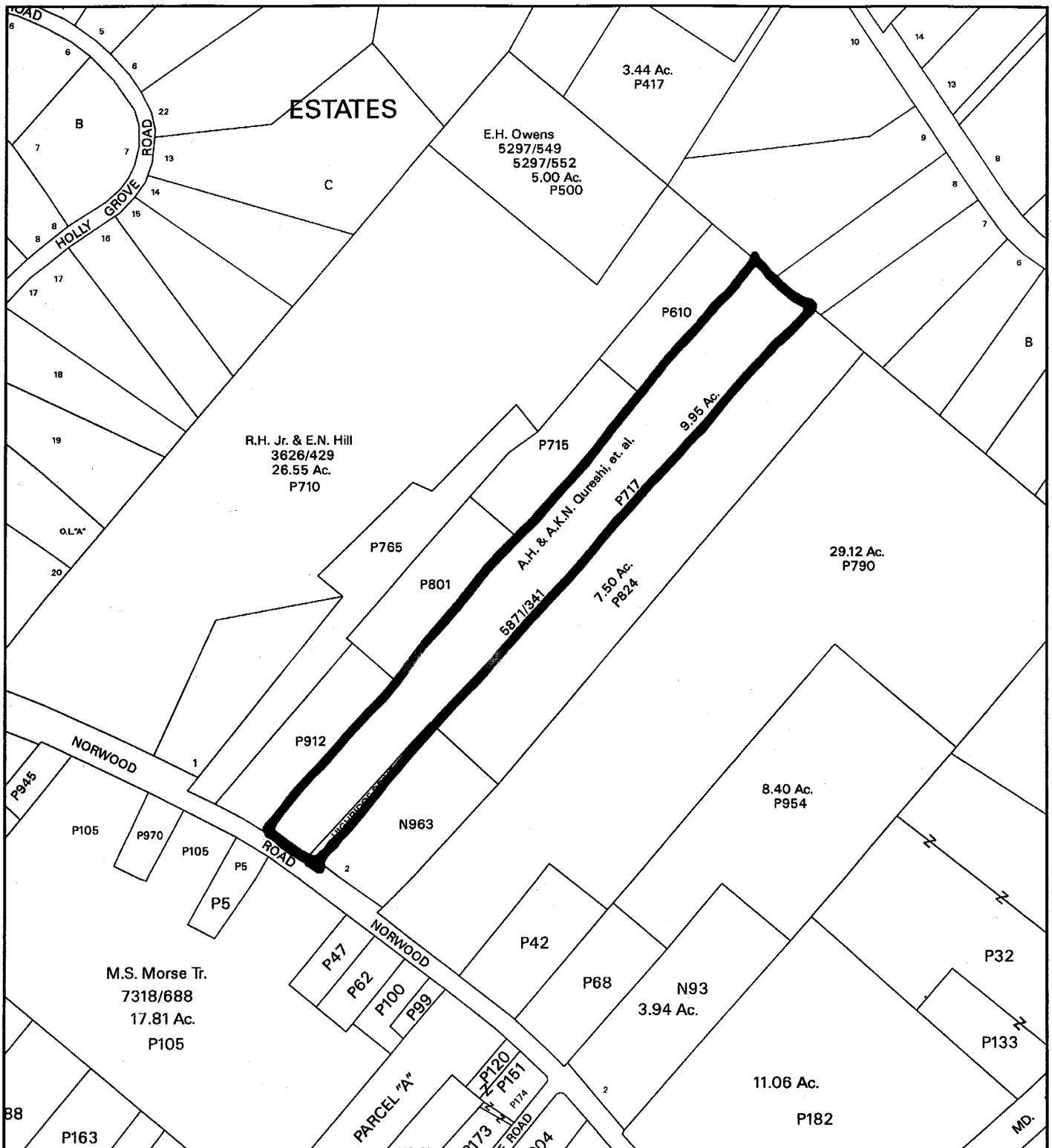
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Key Map



# QURESHI PROPERTY (7-05053)



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Key Map

