

**Agenda for Montgomery County Planning Board Meeting
Monday, October 10, 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	
---	--

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

- A. Administrative Items
- B. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508)(a) (7)(consult with counsel to obtain legal advice) (Subject: Legislation)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Proposed Amendments to the Comprehensive Water Supply and Sewerage Systems Plan, Twenty-One Water/Sewer Category Change Requests**

Staff Recommendation: Approval of staff comments

(Public testimony will be limited to 1 hour)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Zoning Text Amendment No. 05-11**

Introduced by Councilmember Praisner; amend the Zoning Ordinance to reduce the allowable rear yard coverage and maximum height of an accessory building in certain zones, and generally amend provisions concerning accessory buildings

Staff Recommendation: Approval with modifications

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Worksession No. 3: On the Proposed Parks FY07-12 Capital Improvements Program

Staff Recommendation: Approval of recommended projects

(No public testimony will be taken at this time, although persons in the audience may be asked to respond to questions)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Enterprise and Park Fund Fees

Staff Recommendation: Approval of FY07 Enterprise and Park Fund Fees

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Expedited Bill 27-05, Forest Conservation Penalties

Staff Recommendation: Transmit Comments to the County Council

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Project Plan Review No. 9-06001 - 1200 Blair Mill Road Condominiums

CBD-1 Zone; 0.77 acres; 96 multi-family dwelling units, including 12 MPDUs; west quadrant of the intersection of Blair Mill Road and Newell Street; Silver Spring CBD

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Preliminary Plan No. 1200600006 (Formerly 1-06006) 1200 Blair Mill Road**

CBD-1 Zone; 0.77 acres; 1 lot; 96 multi-family residential dwelling units, including 12 MPDUs

Public water and public sewer

Located in the west quadrant of the intersection of Blair Mill road and Newell Street

Applicant: 1200 BMR Associates, LLC

Engineer: VIKA

Attorney: Linowes and Blocher

Planning Area: Silver Spring CBD and Vicinity

Staff recommendation: Approval with conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan No. 120050540 (Formerly 1-05054) Butz Property**

RDT Zone; 125.18 acres; 3 lots requested; 3 one-family detached dwelling units

Private water and private septic

Located on the east side of Sugarland Road, approximately 2,600 feet south of the intersection with Whites Ferry Road

Applicant: Forest Glen Venture, LLC

Engineer: VIKA

Planning Area: Agriculture and Rural Open Space

Staff recommendation: Approval with conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Preliminary Plan No. 11989091C (Formerly 1-98091C) Rock Spring Park

I-3 Zone; 12.53 acres; 1 lot previously approved; Request for adequate public facilities approval of final office building for 117,175 square feet of office use

Public water and public sewer

Located on the west side of Rockledge Road, approximately 500 feet north of the intersection with Democracy Boulevard

Applicant: Wilkes, Artis Hedrick and Lane

Engineer: Linowes and Blocher

Planning Area: North Bethesda/Garrett Park

Staff recommendation: Approval with conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Preliminary Plan No. 12004105A (Formerly 1-04105A) Roberts Landing

R-200 Zone; 78.47 acres; 7 additional lots requested (26 one-family detached dwelling units previously approved);

Public water and public sewer

Located on the north side of Turkey Foot Road, approximately 125 feet west of the intersection with Jones Lane

Applicant: Classic Community Development

Engineer: Gutshick, Little and Weber

Planning Area: Potomac

Staff recommendation: Approval with conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. **Preliminary Plan No. 120040630 (Formerly 1-04063) Travilah Acres**

RE-2 acres; 17.92 acres; 6 lots; 6 one-family detached dwelling units

Private well and private septic

Located on the east side of Turkey Foot Road, opposite the terminus of Crossland Lane

Applicant: Barry Schimel and Richard A. Heald

Engineer: Witmer and Associates

Planning Area: Potomac

Staff recommendation: Approval with conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. **Preliminary Plan No. 720050150 (Formerly 7-05015) Sanctuary Farm – Lot 1**

RDT Zone; 43.18 acres; 1 lot; 1 one-family detached dwelling unit

Private water and private septic

Located on the northeast side of Bethesda Church Road, approximately 3,000 feet east of Clarksburg Road

Applicant: V. George and Gayle F. Conrad

Engineer: CAS Engineering

Planning Area: Damascus

Staff recommendation: Approval to proceed under minor subdivision process

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. **Preliminary Plan No. 120050710 (Formerly 1-05071) Glen Mill Road**

RE-1 Zone; 5.18 acres; 2 lots; 2 one-family detached dwelling units

Public water and public sewer

Located on the east side of Glen Mill Road, opposite the intersection with Red Bard Road

Applicant: Bloom Builders, Inc.

Engineer: Macris, Hendricks and Glascock

Planning Area: Potomac

Staff recommendation: Approval with conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. Record Plats

Staff Recommendation:

Pursuant to section 50-35A, the following minor subdivision plats are recommended for conditional 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 as will be determined during detailed agency review of the record plats prior to signature.

220060410 Brookmont
Southeast quadrant, intersection of Broad Street and 64th Street
R-60 Zone, 2 Lots
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
William T. and Linda Eggbeer Revocable Trusts, Applicant

220060270 Chevy Chase Gardens, Sec. 3
Southwest corner of Morgan Drive and Wisconsin Avenue
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
Shelley Kay, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: