

**Agenda for Montgomery County Planning Board Meeting**  
**Thursday, November 10, 2005, 9:30 A.M.**

8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

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Roll Call Approval of Minutes: September 29, 2005 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 the Maryland State Government Code Annotated Section (10-508) (a) (7) (consider acquisition of real property for a public purpose)*
- C. *Closed Session pursuant to the Maryland State Government Code Annotated Section (10-508)(a)(7), (8)(consult with counsel to obtain legal advice/ Potential Litigation)(Subject: Clarksburg Town Center – Violation hearing procedures)*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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1. **Circle Manor/Carroll Place Historic Site**

Authorization to acquire 4.45 acres, more or less, improved, from Bristol Kensington, LLC, located at 10231 Carroll Place, Kensington, Maryland, as a Legacy Open Space Heritage Resource

**Staff Recommendation:** Approval

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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2. **Project Plan Review No. 920060030, (Formerly), Cameron House**

CBD-2 Zone; 1.77 acres; 312 dwelling units, including 39 MPDUs; on Cameron Street, approximately 100 feet south of Spring Street; Silver Spring CBD

**Staff Recommendation:** Request for extension

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**3. Board of Appeals No. S-2652**

Special Exception request by Inwood House Development/Omnipoint Communications CAP, applicant, to permit installation of an unmanned wireless telecommunications facility on rooftop of an existing multi-family dwelling; R-60 Zone; located at 10921 Inwood Avenue, Silver Spring

**Staff Recommendation:** Approval

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**4. Preliminary Plan Review No. 120050760 (Formerly 1-05076) Bryants Nursery Road**

RE-2 zone; 8.05 acres; 2 lots requested; 2 one-family detached dwelling units

Community water and community sewer

Located on the northwest side of Bryants Nursery Road, approximately 1,750 feet northeast of the intersection with Norwood Road (MD 182)

Applicant: Vasyl Mystak

Engineer: APR & Associates

Planning Area: Cloverly

**Staff recommendation:** Approval with conditions

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

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4. **Preliminary Plan Review No. 120050760 (Formerly 1-05076) Bryants Nursery Road  
(Continued)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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5. **Preliminary Plan Review No. 120060090 (Formerly 1-06009) Bradley Hills  
(Resubdivision) - deferred from October 27, 2005 hearing**

R-200 zone; 1.24 acres; 2 lots requested; 2 one-family detached dwelling units

Community water and community sewer

Located on the south side of Blaisdell Road, approximately 50 feet southeast of Chalon Drive

Applicant: Hemingway Homes

Engineer: PG Associates, Inc.

Planning Area: Bethesda - Chevy Chase

**Staff recommendation:** Approval with conditions

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

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5. **Preliminary Plan Review No. 120060090 (Formerly 1-06009) Bradley Hills (Resubdivision)  
- deferred from October 27, 2005 hearing (Continued)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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6. **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.**

220060190 Alta Vista  
In the southeast corner of Acacia Avenue and Locust Avenue  
R-60 Zone, 2 Lots  
Community Water, Community Sewer  
Master Plan Area: Bethesda-Chevy Chase  
Joan Schultz, Applicant

220060160 Damascus Hills  
to On the South side Damascus Road (MD 108), approximately 1500 feet  
220060180 east of Howard Chapel Drive  
RE-2Cand RC Zone, 29 Lots, 5 Out Lots and 7 Parcels  
Community Water, Private Septic  
Master Plan Area: Damascus & Vicinity  
Roy Stanley, Applicant

**6. Record Plats (Continued)**

**Staff Recommendation:**

Pursuant to section 50-35A, the following minor subdivision plat is recommended for conditional approval subject to any applicable conditions of previous preliminary plan 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.

2-06086      Bradley Farms  
In the south east corner of Congressional Parkway and Inglewood Drive  
RE-2 Zone, 2 Lots  
Community Water, Community Sewer  
Planning Area: Potomac  
Chester & Phyliss Davenport, Applicant

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**7. Review and Comment on Water and Sewer Category Change Requests;  
Administrative Delegation Group 2005-4**

**Staff Recommendation:** Approval of staff recommendations

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**8. Worksession on Development Review Procedures**

Discussion on procedural changes that are in the process of being implemented in Development Review Division. Items to be covered include (but are not limited to): Checklists, Minor Amendment Procedures, Records Management, Technology Improvements, Locking of Plans, Staff Report Due Dates, and Training. Input from the Board will be sought regarding a new template for staff reports

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**