



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
7/24/08



MEMORANDUM

DATE: July 11, 2008

TO: Montgomery County Planning Board

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

FROM: Neil Braunstein, Planner Coordinator (301-495-4532) *NB*
Development Review Division

REVIEW TYPE: Pre-Preliminary Plan of Subdivision

APPLYING FOR: 5 lots for 5 one-family detached dwelling units

PROJECT NAME: Brown Property
CASE #: 720080030
REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-60
LOCATION: Located on the east side of Drumm Avenue, 450 feet north of the intersection of McComas Avenue

MASTER PLAN: Kensington/Wheaton

APPLICANT: Sandra S. Sussillo
ENGINEER: Site Solutions

FILING DATE: August 14, 2007
HEARING DATE: July 24, 2008

RECOMMENDATION: No objection to submission of a preliminary plan.

SITE DESCRIPTION

The subject property, shown below and in Attachment A, consists of two parts of a lot totaling 1.45 acres in size in the R-60 zone. The property has frontage on Drumm Avenue and at the current terminus of Burtonhill Drive. The larger, southern-most of the two existing parts of lots is developed with a one-family detached residence. The other is undeveloped. A small lawn is located in front of the residence. The remainder of the property contains trees and other vegetation. Surrounding uses are one-family detached residences in the R-60 zone.

The property is located within the Kensington Heights Branch watershed, a tributary to Rock Creek. Although a natural resources inventory and forest stand delineation have not been completed, no environmental concerns are apparent at this time.



PROJECT DESCRIPTION

The application is a pre-preliminary subdivision plan that seeks nonbinding Planning Board advice on the creation of five one-family residential lots. Four of the lots would front on a proposed on-site cul-de-sac at the terminus of Burtonhill Drive and one lot would front on Drumm Avenue. The proposed lots range in size from 6,910 square feet to 14,780 square feet.

Each lot is proposed to be served by a separate driveway. The existing residence on the southern-most part of a lot would be removed to accommodate the proposed subdivision.

The applicant is seeking advice regarding the proposed layout of subdivision. Because this application involves property that was previously platted, this proposed layout must result in lots that meet the resubdivision criteria of the Subdivision Regulations. A preliminary analysis has been provided for information.

(Attachment B – proposed plan)

ANALYSIS AND FINDINGS

Proposed Subdivision Layout

The applicant requests nonbinding Planning Board review of the proposed layout of the subdivision, particularly with respect to the proposed cul-de-sac at the terminus of Burtonhill Drive. Staff believes that the cul-de-sac is appropriate because it provides the required public street frontage for four of the proposed lots in the subdivision. A hammer-head or other type of temporary turn-around is not appropriate because there is no opportunity to extend Burtonhill Drive farther beyond the subject property. It is technically possible to extend Burtonhill Drive to Drumm Avenue, since the subject property has frontage on both of those streets. But the alignment of an intersection of Burtonhill Drive and Drumm Avenue would be problematic, since it would have to be somewhat offset from the existing intersection of Decatur Avenue on the opposite side of the street. Further, the extension of Burtonhill Drive through the site would certainly eliminate one, and possible two, of the proposed lots from the subdivision. Therefore, this road connection does not appear to be practical, and the cul-de-sac is required. Given the necessity of the cul-de-sac, the layout of the lots around it provide a logical layout in response to the street configuration and surrounding lots.

Conformance with Section 50-29(b)(2)

A. Statutory Review Criteria

In order to approve an application for resubdivision, the Planning Board must find that each of the proposed lots complies with all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

B. Neighborhood Delineation

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate "neighborhood" for evaluating the application. In this instance, the Neighborhood selected by the applicant, and agreed to by staff, consists of 53 lots (Attachment C). The neighborhood includes lots on Drumm Avenue, Faulkner Place, Coronada Place, Peregoy Drive and McComas Avenue in the R-60 zone. The lots share multiple access points on these streets. The designated neighborhood provides an adequate sample of the lot and development pattern of the area. A tabular summary of the area based on the resubdivision criteria is included in Attachment D.

C. Analysis

Comparison of the Character of Proposed Lots to Existing

In performing the analysis, the above-noted resubdivision criteria are applied to the delineated neighborhood. Based on this pre-preliminary analysis, the proposed lots would be of the same character with respect to the resubdivision criteria as other lots within the defined neighborhood. As set forth below, the attached tabular summary and graphical documentation support this conclusion:

Frontage:

In a neighborhood of 53 lots, lot frontages range from 25 feet to 105 feet, in addition to one lot with no frontage. Forty-four of the lots have frontages of less than 80 feet and the remaining 9 lots have frontages of more than 80 feet. The proposed lots range in frontage from 50 to 87 feet.

Alignment:

In a neighborhood of 53 lots, 39 are perpendicular, seven are radial, five are corner lots, and two are irregular. One of the proposed lots is perpendicular and four are radial.

Size:

The lots in the delineated neighborhood range from 6,000 square feet to 17,420 square feet. Thirty-seven of the 53 existing lots are under 7,000 square feet in size. The proposed lots range from 6,910 square feet to 14,780 square feet.

Shape:

Thirty-eight of the existing lots in the neighborhood are irregularly shaped, 13 are rectangular, and the remaining two lots are triangle-shaped. Four of the proposed lots are irregularly shaped and one is rectangular. Proposed Lot 2 is particularly irregular in shape, because it includes an appendage that wraps around half of the cul-de-sac bulb. In a larger subdivision, this excess land area around the cul-de-sac could have been in a separate parcel owned by a homeowners association, but in a subdivision of only five lots, a homeowners association is not likely to be formed.

Width:

The lots in the delineated neighborhood range from 50 feet to 92 feet in width. Sixteen of the existing lots have widths under 60 feet and 37 of the existing lots have widths between 60 and 92 feet. The proposed lots range in width from 60 feet to 110 feet. Proposed Lot 2, with a width of 110 feet, is 18 feet wider than the next narrower lot because it has an appendage that wraps around half of the proposed cul-de-sac bulb. The perception of the lot as viewed from the proposed cul-de-sac, however, would be that it is similar in width to the adjacent lot on the opposite side of the cul-de-sac, because the narrow appendage would not appear to be a part of the lot.

Area:

The lots in the delineated neighborhood range from 1,950 square feet to 12,000 square feet in buildable area. Forty-eight of the existing lots have a buildable area under 4,000 square feet and five have a buildable area over 4,000 square feet. The proposed lots range in buildable area from 2,550 square feet to 6,250 square feet.

Suitability for Residential Use: The existing and the proposed lots are zoned residential and the land is suitable for residential use.

Citizen Correspondence and Issues

A pre-submission meeting with neighboring residents is not required for this plan submittal, however, written notice was given by the applicant and staff of the plan submittal and the public hearing date. As of the date of this report, no citizen letters have been received.

CONCLUSION

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. As set forth above, initial analysis indicates that the proposed lots would be of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria. The proposed layout, including the cul-de-sac at the terminus of Burtonhill Drive, is appropriate and compatible with the existing street pattern and surrounding properties. Therefore, staff has no objection to submission of a preliminary plan.

Attachments

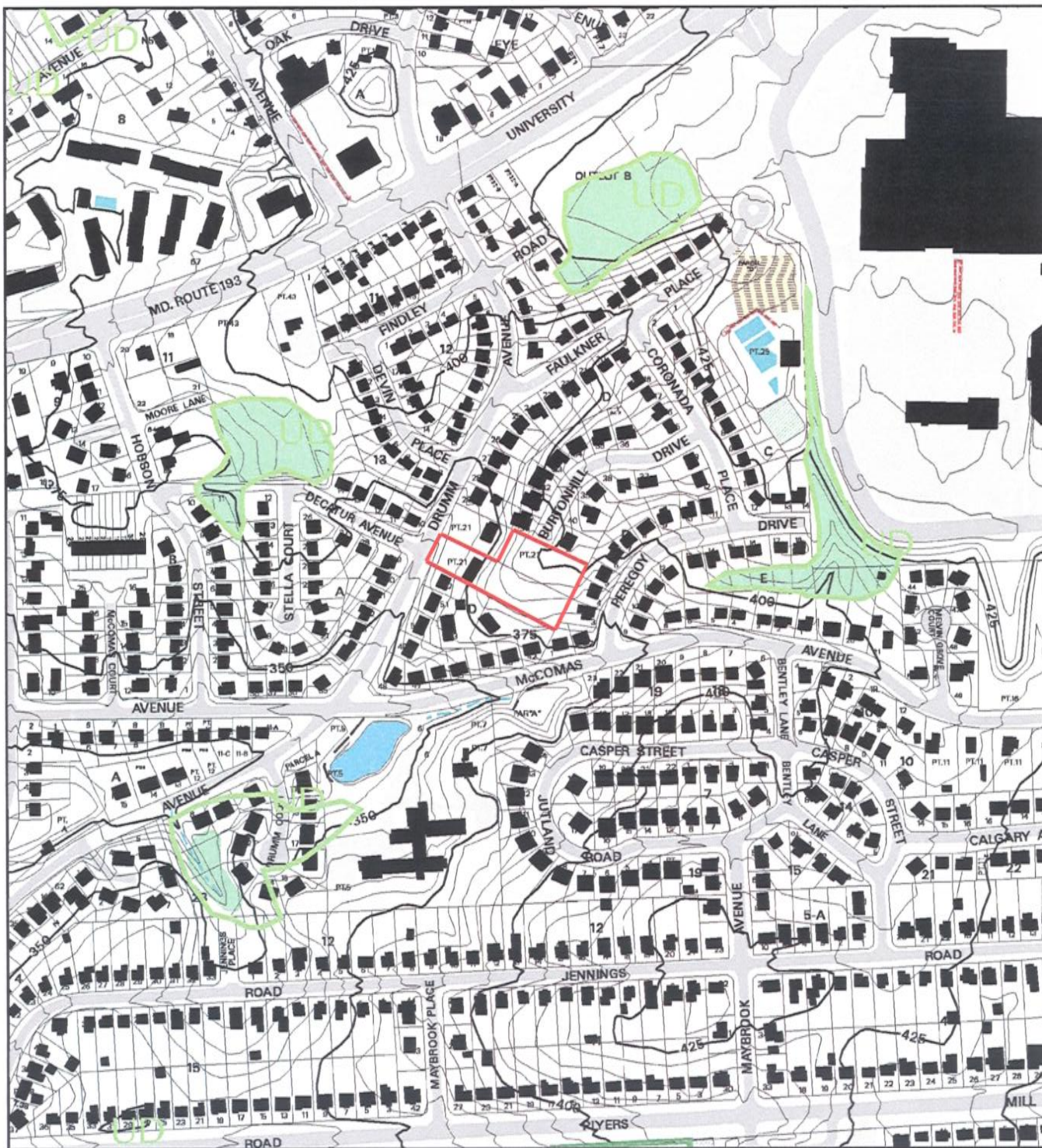
- Attachment A – Vicinity Development Map
- Attachment B – Proposed Development Plan
- Attachment C – Neighborhood Map
- Attachment D – Neighborhood Data Table

Table 1: Preliminary Plan Data Table and Checklist

Plan Name: Brown Property				
Plan Number: 720080030				
Zoning: R-60				
# of Lots: 5				
# of Outlots: 0				
Dev. Type: Residential				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	6,000 sq. ft.	6,000 sq. ft. minimum	NB	7/11/08
Lot Width	60 ft.	60 ft. minimum	NB	7/11/08
Lot Frontage	25 ft.	50 ft. minimum	NB	7/11/08
Setbacks				
Front	25 ft. Min.	Must meet minimum ¹	NB	7/11/08
Side	8 ft. Min./18 ft. total	Must meet minimum ¹	NB	7/11/08
Rear	20 ft. Min.	Must meet minimum ¹	NB	7/11/08
Height	35 ft. Max.	May not exceed maximum ¹	NB	7/11/08
Max Resid'l d.u. per Zoning	10	5	NB	7/11/08
MPDUs	N/a		NB	7/11/08
TDRs	N/a		NB	7/11/08
Site Plan Req'd?	no		NB	7/11/08

¹ As determined by MCDPS at the time of building permit.

BROWN PROPERTY (720080030)



Map compiled on August 14, 2007 at 4:35 PM | Site located on base sheet no - 214NW03

NOTICE

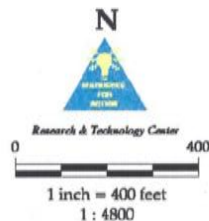
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

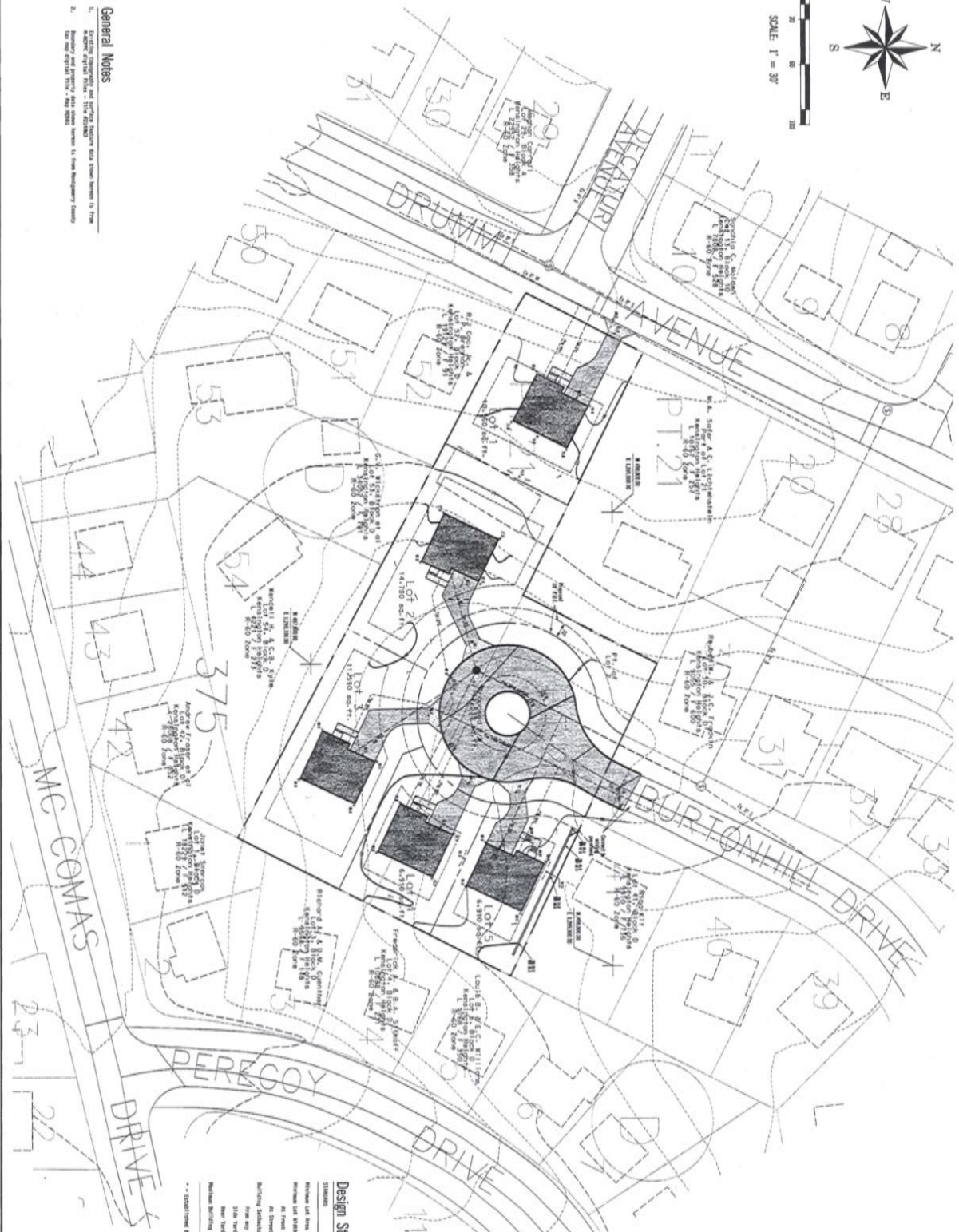
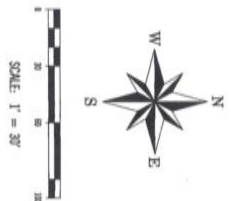
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



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General Notes

1. Existing topography and utility locations shall remain as shown.
2. All utility easements shall be 10 feet wide unless otherwise noted.

SITE SOLUTIONS, INC.
 2615 Greenleaf Drive, Suite 400
 Gaithersburg, Maryland 20878-4000
 (301) 840-7800 Fax (301) 840-7801
 www.site-solutions.com

OWNER:

Sandra S. Sussillo
 15305 Comas Road
 Gaithersburg, MD 20878

NO.	REVISION	DATE

PRE-APPLICATION CONCEPT PLAN

Part of
BROWN PROPERTY
 THIRTEENTH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

Site Data

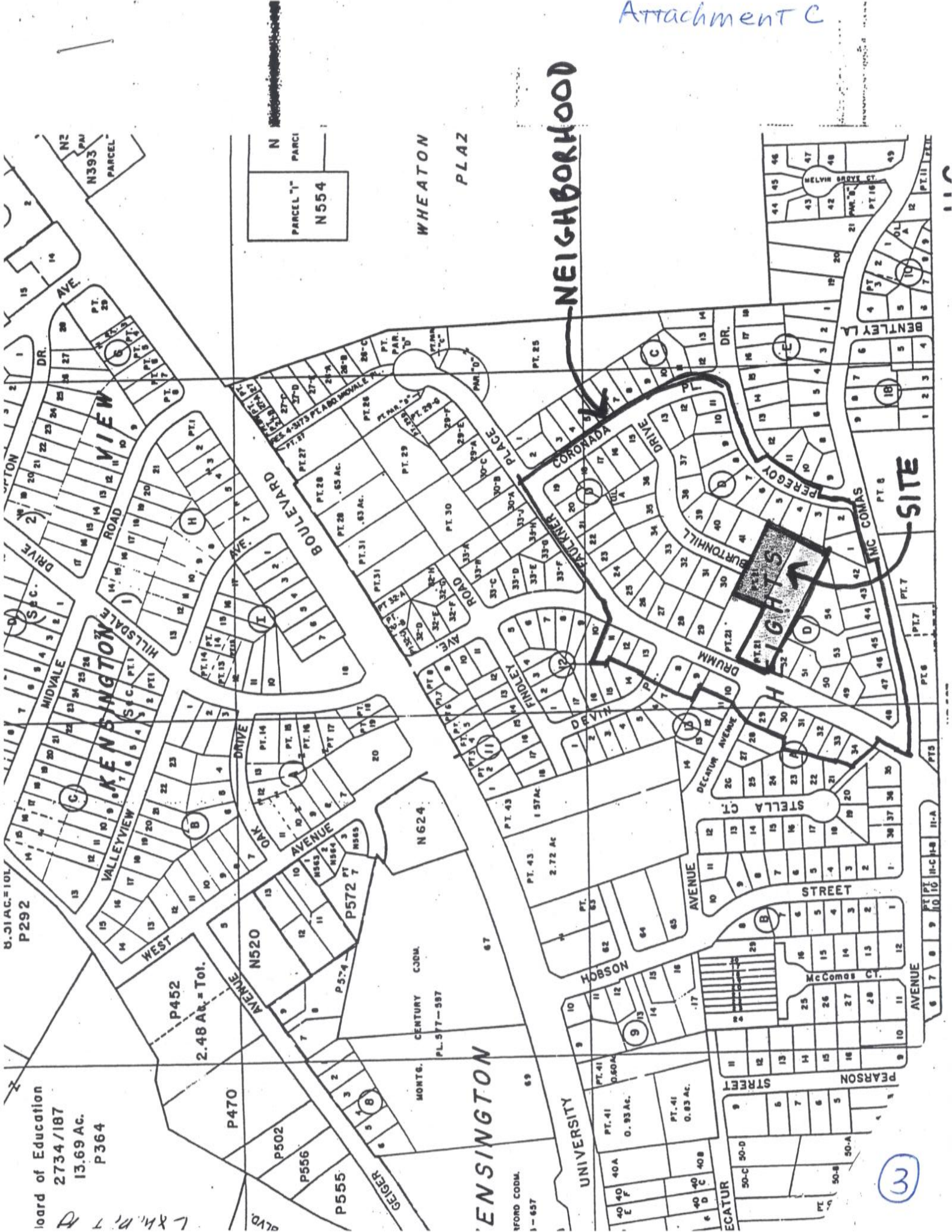
1. Gross Tract Area: 1.26 Acres (54,298 sq. ft., per the record)
2. Zoning: R-40
3. Number of Lots Proposed: 5



Design Standards

STANDARD	REQUIREMENT / REMARKS	REQUIREMENT
Minimum Lot Area	6,000 sq. ft.	6,000 sq. ft.
Minimum Lot Width	40 Feet	40 Feet
Front Setback	25 Feet	25 Feet
Side and Rear Setback	25 Feet	25 Feet
Maximum Building Height	30' at highest point of roof	30' at highest point of roof

DATE	BY	SCALE
		1" = 30'
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Board of Education
 2734/187
 13.69 AC.
 P364

LXN.P.7.11

Lot/Block	Size	Shape	Frontage	Alignment	Width	Buildable Area
18/D	6,000	irregular	55	perpendicular	55	2,650
52/D	6,000	rectangle	60	perpendicular	60	2,400
45/D	6,000	rectangle	60	perpendicular	60	2,400
44/D	6,000	rectangle	60	perpendicular	60	2,400
43/D	6,000	rectangle	60	perpendicular	60	2,400
4/D	6,006	irregular	56	perpendicular	56	2,400
29/A	6,034	rectangle	99	corner lot	65	1,950
47/D	6,080	irregular	72	perpendicular	69	2,350
46/D	6,122	rectangle	60	perpendicular	60	2,420
50/D	6,133	irregular	68	perpendicular	68	2,600
13/D	6,215	irregular	60	perpendicular	60	2,500
11/12	6,243	rectangle	50	perpendicular	50	2,500
32/A	6,288	rectangle	55	perpendicular	55	2,500
51/D	6,308	irregular	70	perpendicular	70	2,500
26/D	6,315	irregular	65	radial	65	2,525
19/D	6,354	rectangle	70	corner lot	70	2,540
6/D	6,403	irregular	53	radial	53	2,560
39/D	6,434	irregular	83	perpendicular	73	2,500
1/D	6,445	triangle	105	perpendicular	80	3,220
38/D	6,462	irregular	104	perpendicular	92	2,500
49/D	6,471	irregular	70	perpendicular	70	2,600
15/D	6,474	irregular	55	perpendicular	55	2,600
2/D	6,558	irregular	56	corner lot	56	2,295
17/D	6,600	irregular	55	perpendicular	55	2,650
16/D	6,600	irregular	55	perpendicular	55	2,650
29/D	6,600	irregular	60	perpendicular	60	2,700
28/D	6,600	irregular	60	perpendicular	60	2,700
27/D	6,600	irregular	60	perpendicular	60	2,700
24/D	6,649	irregular	64	perpendicular	64	2,700
3/D	6,758	irregular	54	perpendicular	54	2,840
37/D	6,760	irregular	82	perpendicular	85	2,700
33/D	6,811	irregular	63	perpendicular	63	2,860
25/D	6,864	irregular	66	radial	66	2,900
31/D	6,900	irregular	60	perpendicular	60	2,900
30/D	6,900	irregular	60	perpendicular	60	2,900
4	6,910	irregular	60	radial	60	2,550
5	6,910	irregular	60	radial	66	2,550
10/13	6,914	rectangle	80	corner lot	80	2,700
31/A	6,938	rectangle	55	perpendicular	55	2,600
23/D	7,400	irregular	60	perpendicular	60	3,450
22/D	7,800	irregular	60	perpendicular	60	3,500
7/D	7,830	irregular	52	radial	52	3,500

Lot/Block	Size	Shape	Frontage	Alignment	Width	Buildable Area
48/D	7,876	irregular	85	corner lot	80	2,750
34/D	7,971	irregular	53	radial	50	3,600
32/D	7,977	irregular	60	perpendicular	60	3,600
42/D	7,984	irregular	39	perpendicular	52	3,200
21/D	8,200	irregular	60	perpendicular	60	3,700
35/D	8,239	rectangle	70	perpendicular	70	3,700
36/D	8,334	irregular	86	perpendicular	65	3,600
40/D	8,394	rectangle	64	perpendicular	64	3,800
9/D	8,631	irregular	52	radial	57	4,300
8/D	8,764	irregular	52	radial	55	4,380
41/D	8,950	irregular	80	perpendicular	80	4,500
1	10,560	rectangle	87	perpendicular	87	3,550
3	11,590	irregular	50	radial	85	6,000
2	14,780	irregular	85	radial	110	6,250
54/D	15,676	triangle	0	irregular	68	10,000
53/D	17,420	irregular	25	irregular	80	12,000

Shaded rows = proposed lots