

**Agenda for Montgomery County Planning Board Meeting
Thursday, March 25, 2004, 10:00 A.M.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: November 6, 2003 Commissioners' Reports Directors' Reports Reconsideration Requests	
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GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

A. Administrative Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Worksession on Amendment to Park Master Plan for Woodstock Equestrian Park**

Staff Recommendation: Approval. (No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Montgomery County Planning Board Public Hearing, Worksession and Action on Addition to the *Locational Atlas and Index of Historic Sites*:**

Derwood Store and Post Office, 15911 Chieftain Avenue, Derwood - Demolition Permit Pending

Staff Recommendation: Add to the Locational Atlas. (Public testimony will be taken)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Zoning Text Amendment No. 04-02 (Deferred from March 11, 2004 Planning Board Meeting Hearing)**

Introduced by District Council at the request of the Board of Appeals; amend the Zoning Ordinance to limit the time for which the Board of Appeals may extend the validity of a variance to not more than 12 months for each extension and limit the number of extensions of time that the Board may grant for a special exception or variance to 2 extensions

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Zoning Text Amendment No. 04-04

Introduced by District Council at the request of the County Executive; amend the Zoning Ordinance to define the term “combination retail store” to require any combination retail store established after a certain date to obtain special exception approval; and to allow any combination retail store established before a certain date to continue as a conforming use

Staff Recommendation: Deferral/Denial.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Board of Appeals No. S-2538

John and Lynn Chucoski, applicant, requests a special exception to permit the operation of an automobile, truck and trailer rental business; C-2 zone; 19705 Waters Road, Germantown

Staff Recommendation: Denial.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Project Plan Review No. 9-04004 – The Quarry

RMX/RDT-6 Zones; 13.31 acres; ninety-seven (97) residential condominium dwelling units

Community water and community sewer

Located on north side of River Road (MD 190), approximately 2,000 feet west of Seven Locks Road

Policy Area: Potomac

Applicant: W. M. Rickman Construction

Engineer: Macris, Hendricks and Glascock, P. A.

Staff Recommendation: Grant seventy (70) day extension of review time

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan No. 1-04048 – Riding Stable Estate

RE-1 Zone; 2.93 acres; two (2) lots Requested; two (2) one-family detached dwelling units

Community water and community sewer

Located on the east side of Riding Stable Road, approximately 2,500 feet north of Sandy Spring Road (MD 198)

Policy Area: Patuxent

Applicant: Heritage Home Development Corporation

Engineer: AB Consultants, Inc.

Staff Recommendation: Approval, subject to the following conditions:

- 1) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, as appropriate
- 2) Compliance with the conditions of approval of the MCDPS stormwater management approval
- 3) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- 4) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- 5) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Pre-Preliminary Plan No. 7-04037 – Quick Property**

RDT Zone; 6.3 acres; one (1) lot requested; one single-family detached dwelling unit

Private well and private septic

Located between the unimproved rights of way of Rocky Creek Drive and Rocky Valley Drive, approximately 250 feet north of Rocky Road

Policy Area: Goshen

Applicant: Robert Quick

Engineer: Benning and Associates, Inc.

Staff Recommendation: No objection to the submission of a complete Record Plat Application, pursuant to Section 50-35A of the Subdivision Regulations (Minor Subdivision) subject to the following conditions:

- 1) Prior to the submission of complete record plat application provide Natural Resources Inventory and Forest Conservation plan
- 2) Prior to recording of plat obtain final approval from the Department of Permitting Services for sewage disposal and well location
- 3) Record plat to reflect all appropriate conservation easements and roadway dedications

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. 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.

- 2-04219 Piney Glen Farms
West side of Piney Meetinghouse Road, approximately 800 feet north of
Glen Road
RE-2 Zone, 2 lots, 1 outlot
Community water, community sewer
Planning Area: Potomac Subregion
Potomac Heritage Homes, Applicant
- Plat No. Greenway Village at Clarksburg
2-04220 South side of Skylark Road
to Plat No. PD-4 Zone, 51 lots, 12 parcels
2-04224 Community water, community sewer
Planning Area: Clarksburg and Vicinity
The Artery Group, Applicant
- 2-04225 Potomac Preserve
East side of Piney Meetinghouse Road, approximately 500 feet south of
Boswell Lane
RE-2C Zone, 11 lots, 3 parcels
Community water, community sewer
Planning Area: Potomac Subregion
Piney Meetinghouse Investment Corp, Applicant
- 2-04226 Goshen Estates
North side of Brink Road, approximately 1200 feet west of Brink Court
RE-2 Zone, 4 lots, 1 parcel
Private well, private septic
Planning Area: Goshen
Sara F. Carl, Applicant

Staff Recommendation:

Pursuant to section 50-35A, the following minor subdivision plats are recommended for approval subject to any applicable conditions of previous preliminary plans and/or site plan approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

- 2-04217 West Chevy Chase Heights
Northeast corner of Chase Avenue and Tilbury Street
R-60 Zone, 1 lot
Community water, community sewer
Planning Area: Bethesda/Chevy Chase
Chase Builders, LLC., Applicant

Record Plats (continued)

2-04218 Chevy Chase, Section 3
Between Florida Street and Fulton Street, approximately 100 feet north of
Taylor Street
R-60 Zone, 1 lot
Community water, community sewer
Planning Area: Bethesda/Chevy Chase
Patrick Keating & Company, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: