

May 26, 2005

**MEMORANDUM**

TO: Elsabett Tesfaye, Planner  
Development Review Division

VIA: Daniel K. Hardy, Supervisor *DKH*  
Transportation Planning

FROM: Ed Axler, Planner/Coordinator *EA*  
Transportation Planning

SUBJECT: Special Exception Case No. S-2629  
Non-Residential Office- Dental Practice  
12817 Georgia Avenue, Silver Spring  
Glenmont Policy Area

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This memorandum is Transportation Planning staff's initial Adequate Public Facilities (APF) review of the subject special exception use. Dr. Dechter proposes to relocate his existing dental practice at 12900 Georgia Avenue. The existing site use is located diagonally across the Georgia Avenue intersection with Weller Road. The petitioner proposes to relocate the practice onto unrecorded Parcels 911 and 912. If granted as a special exception use on the relocated site, the APF finding would be made at the time of the future preliminary plan.

**RECOMMENDATIONS**

Transportation Planning staff recommends the following conditions below as part of the transportation-related requirements for granting of this special exception:

1. Limit the special exception use to the following:
  - a. Up to two full-time dentists
  - b. Up to nine part-time dental assistants and office staff persons
  - c. Up to the following maximum of number of scheduled patient appointments:

- i. Ten appointments within any hour of the three-hour weekday morning peak period (i.e., 6:30 to 9:30 am).
  - ii. Eight appointments within any hour of the three-hour weekday evening peak period (i.e., 4:00 to 7:00 pm).
2. Construct a five-foot-wide sidewalk along entire frontage of Weller Road as recommended in Table 2, Recommended Sidewalks, on page 58 in the *Sector Plan for the Glenmont Transit Area and Vicinity (Sector Plan)*. The sidewalk should be set back 10 feet from the face of the curb and two feet from the property line, although modifications to the sidewalk alignment may be considered to minimize critical root zone impacts.
3. All sidewalks must be designed in accordance with Americans for Disabilities Act requirements such as appropriate pavement surfaces, standard driveway treatment so that the sidewalk meets the driveway pavement at-grade, and handicapped ramps at the corner of Georgia Avenue and Weller Road.
4. Increase the number of on-site parking spaces to 14 spaces to accommodate parking for the proposed maximum of ten patient appointments scheduled within any hour, the dental staff, and the on-site resident(s).
5. Redesign the curb cut and driveway into the on-site parking area from Weller Road to be in accordance with the County Road Code including only a 20-foot-wide curb cut and reducing the curb radii at Weller Road.
6. Provide for right-of-way dedication at preliminary plan under Montgomery County Zoning Ordinance article 59-G-1.21(c) for the following:
  - a. Truncation of right-of-way of 25 feet at the corner of Georgia Avenue (MD 97) and Weller Road.
  - b. Necessary right-of-way to provide a total of 67.5 feet from the centerline of Georgia Avenue in accordance with the adopted *Glenmont Sector Plan*.

With the recommended conditions above, the Transportation Planning staff finds that the proposed special exception use satisfies the Local Area Transportation Review test and will have no adverse effect on nearby roadway conditions or pedestrian facilities.

## **DISCUSSION**

### Site Location

The special exception site is located in the southeast quadrant of the intersection with Georgia Avenue and Weller Road.

### Site Access and Parking

The vehicular access point into the on-site parking area is from Weller Road, setback the maximum possible distance from the intersection with Georgia Avenue. Parking is needed for at least 14 spaces as follows:

1. Six parking spaces for six patients at one time either being seen by the two dentists and by their two supporting hygienists plus two more patients arriving for the next appointment or departing from the previous appointment.
2. Six parking spaces for six staff persons consisting of two dentists with one hygienist each plus a two staff persons functioning as receptionists and processors of insurance and records.
3. Two parking spaces for the resident(s) living in the proposed housing unit.

The parking area should be designed as discussed in Recommendations No. 4, 5, and 6.

### Pedestrian Facilities

A five-foot-wide sidewalk exists along Georgia Avenue with a proposed lead-in sidewalk to the non-residential dental office. A new five-foot-wide sidewalk is proposed along Weller Road.

Employees and patients have the option to use transit with the Glenmont Metrorail Station located approximately 2,400 feet from the site; Metrobus routes Y-7, Y-8, and Y-9 operating along the adjacent segment of Georgia Avenue; and Ride On route 41 operating along Weller Road.

### Sector Plan Highways and Bikeways

The proposed relocated dental office is located within the *Glenmont Sector Plan* where Weller Road forms the northern boundary. According to the *Sector Plan for the Glenmont Transit Area and Vicinity*, approved and adopted in September 1997, Georgia Avenue is functionally classified as a major highway, M-8, with a minimum recommended right-of-way of 135 feet along the segment fronting the property. A shared use path, SP-29, is recommended on the west side of Georgia Avenue in the *Countywide Bikeway Functional Master Plan*.

According to the *Georgia Avenue Busway Study*, supported by the Planning Board in August 1998, the preferred Georgia Avenue Busway cross-section between Norbeck Road and the Glenmont Metrorail station would need between 150 and 163 feet of right-of-way. The *Georgia Avenue Busway Study* indicates that during future project planning when the suggested cross-sectional elements are refined, trade-offs would be considered between:

1. Maintaining the preferred 150-foot minimum right-of-way by encroaching upon adjoining properties where the right-of-way is less than 150 feet, or

2. Compromising one or more design elements to fit within the bounds of the available right-of-way.

The Georgia Avenue Busway is not currently under study. The project is listed as the County's second highest priority (after bus rapid transit along Veirs Mill Road) for new transit project planning starts per the November 2004 joint correspondence from the Executive and County Council to the State Delegation.

The segment of Weller Road fronting the site on the east side of Georgia Avenue is a secondary residential street with a 60-foot-wide right-of-way and no sidewalks. However, west of Georgia Avenue, Weller Road is designated as a primary residential street, P-25, with a 70-foot-right-of-way according to the *Glenmont Sector Plan*. A Class III, on-road, bikeway is recommended in the *Glenmont Sector Plan* along Weller Road both east and west of Georgia Avenue.

Adequate Public Transportation Facilities Review

According to the Revised Traffic Statement, the proposed weekday hours of operation are from 7:45 a.m. to 6:00 p.m., except for an extension until 7:00 p.m. on Tuesday evenings. These hours of operation would result in vehicular trips occurring during the weekday morning peak period (6:30 to 9:30 a.m.) and the evening peak period (4:00 to 7:00 p.m.).

The number of existing peak-hour trips was based on the number of scheduled appointments and staff work schedules. It was conservatively assumed that each arriving and departing person drove alone in his or her personal vehicles, neither carpooling nor using transit. The projected number of appointments and peak-hour trips within the weekday morning and evening peak periods was based on the increase from one and a quarter dentists to two full-time dentists with the supporting dental assistants. According the Revised Traffic Statement, the maximum number of appointments and peak-hour trips generated by patients, dental staff, and resident(s) from the existing practice compared with the proposed practice are as follows:

Peak-Hour within the Weekday Peak Period	Existing Dental Practice 8:00 am to 6:00 pm, except Tuesdays		Proposed Dental Practice 7:45 am to 6:00 pm, except Tuesdays	
	Appointments	Vehicular Trips	Appointments	Vehicular Trips
Morning Peak Hour	8	15	10 (+2)	20 (+5)
Evening Peak Hour	6	13	8 (+2)	20 (+7)

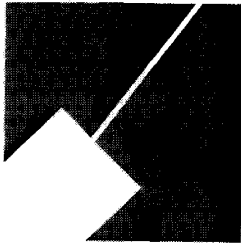
Therefore under the *FY 2005 Annual Growth Policy*, a traffic study is not required to satisfy Local Area Transportation Review because the proposed special exception use generates fewer than 30 peak-hour vehicular trips within the weekday morning and evening peak periods. Policy Area Transportation Review is no longer considered in the APF review under the *FY 2005 Annual Growth Policy*.

EA:gw

cc: Tom Autrey  
Perry Berman  
Alex Hekimian

mno to Tesfaye re S2629 12817 Georgia Ave.doc

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)

May 26, 2005

MEMORANDUM

To: Elsabett Tesfaye, Zoning Analyst  
Development Review Division

From: Khalid Afzal, Team Leader *KA*  
Georgia Avenue Team  
Community-Based Planning Division

SUBJECT: S-2629, Special Exception for a Dentist Office on Dechter Property

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The proposed special exception is located in the 1997 Glenmont Transit Impact Area and Vicinity Sector Plan. The Sector Plan, on page 69, Glenmont Neighborhoods, Property Specific Recommendations states, "The 0.9 acre property at the southeastern corner of Georgia Avenue/Weller Road is suitable for R-90 cluster zoning to facilitate relocation of the property's existing curb cut from Georgia Avenue to Weller Road." There is no other recommendation for special exceptions or this location. In general, a dentist's office on this property would be consistent with the objectives of the Glenmont Sector Plan, if it complies with all other applicable controls and regulations.

D:\S-2629



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MEMORANDUM**

**DATE:** November 29, 2004

**TO:** John Carter, Community Based Planning Division  
Melissa Banach, Strategic Planning Division  
Tom Vanderpoel, Community Based Planning Division  
Mary Dolan, Environmental Planning Division  
Daniel Hardy, Transportation Planning Division  
Tanya Schmieler, Park Planning and Development Division  
Gwen Wright, Historic Preservation Unit  
Taslima Alam, Development Review Division  
Khalid Afzal, Community Based Planning Team 5

**FROM:** Carlton Gilbert  
Development Review Division

*No Historic  
sites affected.  
-m. Name  
12-10-04*

**PLEASE REPLY TO:** Elsabett Tesfaye

**SUBJECT:** Board of Appeals Petition No. S-2629

**Special Exception Request:** Non-resident medical practitioner (2 dentist office); relocation and expansion of existing practice – Case #: 2023 & 2034.

**Location:** 12817 Georgia Ave., Silver Spring

**Zone:** R-90

Please assign a person on your staff to review the case cited above. Written comments and recommendations are requested by **Tuesday, February 1, 2005** for the staff report on this case. Staff may sign case files out of the Development Review Division, briefly, for review.

In addition to any other observations, it would be helpful to have your input on the following:

**Community Based Planning:** 1) consistency with master plan, 2) whether the special exception will adversely affect the surrounding area, 3) any information or recommendation concerning relevant master planning studies or other government action now under way.

**Environmental Planning:** 1) environmental impact due to topographic or other factors which may cause problems, 2) conformance with tree preservation legislation of Chapter 22-A of the County Code.

**Transportation Planning:** traffic impact and adequacy of road network affected by request.

**Park Planning & Development:** impact on existing or proposed park areas.

**Development Review:** applicable subdivision requirements.

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING, 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND 20910

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THE MARYLAND-NATIONAL CAPITAL  
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8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**MEMORANDUM**

DATE: May 18, 2005

TO: Elsabett Tesfaye, Development Review Division

VIA: Mary Dolan, Countywide Planning Division, Environmental Planning *TD*

FROM: Marion Clark, Countywide Planning Division, Environmental Planning *m*

SUBJECT: Special Exception request No. S-2629  
Dentist Office on Dechter Property

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**Recommendations**

Environmental Planning staff recommends **approval** of Special Exception request No.S-2629 with the following conditions:

- Revise the submitted Tree Save Plan and submit to M-NCPPC Environmental Planning staff prior to issuance of sediment and erosion control permits. This plan must be prepared by an ISA certified arborist and demonstrate full compliance with the requirements of Forest Conservation Law Section 22A-12.
- The Tree Save Plan shall incorporate every effort to preserve tree number 4, a 29" Walnut and tree number 7, a 30" Maple including:
  - Remove sidewalk along Weller Rd. right-of-way from the lead-in walk to the driveway.
  - Realign sidewalk from handicap parking.
  - Shift parking lot to the east to provide more unencumbered critical root zone for tree number 7.
  - Reduce the driveway radius to 5' or the code minimum.
  - Realign the walkway from the residence to the garage.
  - Appropriate tree preservation indicated on plan and in details including, but not limited to:
    - Root pruning
    - Tree preservation fencing
    - Grid aeration matting
    - Pre and post construction fertilizing, watering and pruning

**Forest Conservation**

This application has an approved Natural Resource Inventory/Forest Stand Delineation (NRI/FSD). The application includes a Forest Conservation Plan exemption given because this is a small property with activity occurring on a tract less than or equal to 1 acre in size wher activity will not result in the clearing of more than 30,000 square feet of existing forest and reforestation requirements would be less than 10,000 square feet.



A Tree Save Plan is still required to preserve two-thirds of the critical root zone of two trees of value. Both trees are in good condition and contribute significantly to the visual quality of the site along Georgia Avenue and potentially to the energy efficiency of the new development.

**Environmental Guidelines**

This property is not located within a Special Protection Area or Primary Management Area. There are no streams, steep slopes, wetlands, erodible soils, or other environmental encumbrances on the site.

**Stormwater Management**

The Department of Permitting Services has approved a Stormwater Management Concept request for this site.

**Regional Water Quality**

This site is located in the Turkey Branch tributary of the Lower Rock Creek watershed. Lower Rock Creek is classified as a Use I watershed by Maryland Department of the Environment. A Use I classification means that the waters are capable of contact recreation and protection of aquatic life.

The *Countywide Stream Protection Strategy* (CSPS) categorizes this subwatershed as a Watershed Restoration Area. This category is applied to older developed areas of the County where streams are degraded to varying degrees and restoration tools are necessary to stop further degradation. The CSPS rates stream resource quality fair for the Turkey Branch tributary in the Lower Rock Creek watershed after recent completion of stream restoration projects on the tributary.

**Noise**

This use is not expected to generate a noise disturbance to surrounding uses. The Department of Environmental Protection administers Montgomery County Code Chapter 31B Noise Control and will verify compliance with the county code prior to issuance of permits.

**Dust**

There should be no objectionable fumes, noise or odors resulting from the proposed use. Dust is not expected to be problematic.

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**MEMORANDUM**

Date: February 8, 2005

To: Elsabett Tesfaye  
Community Based Planning Division

From: Taslima Alam *TBA*

Subject: Board of Appeals Petition No. S-2629

The use is commercial in nature and requires a building permit for the construction of the new buildings. In the event of any new building or an increase in building square footage, conformance under Chapter 50 will be required prior to the issuance of any building permit.

# S-2629 DECHTER

