



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

CONSENT ITEM
MCPB 10-18-2007

MEMORANDUM

DATE: October 5, 2007
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *RdY*
 Robert Kronenberg, Acting Supervisor *RAW*
 Development Review Division
 FROM: Elza Hisel-McCoy, Assoc. AIA, LEED-AP *cm*
 Development Review Division
 (301) 495-2115



REVIEW TYPE: **Site Plan Amendment**
 CASE #: **82006038A**
 PROJECT NAME: 8021 Georgia Avenue
 APPLYING FOR: Minor modifications to the Site Plan to: eliminate two townhouses and relocate those units into the multi-family building; reduce the number of parking spaces by two; make minor adjustments to the vehicular entrances to the building from Stoddard Place and Burlington Avenue and the pedestrian entrance from Georgia Avenue; show minor revisions to the building architecture, including the addition of balconies; provide a minor shift of the lot line location to reflect new survey data; update the unit type distribution; and update the Development Data table to reflect the lot line adjustment and to correct typographical errors.

REVIEW BASIS: Div. 59-D-3.7 of Montgomery County Zoning Ordinance for Site Plan Amendments

ZONE: CBD-1
 LOCATION: The northeast quadrant of the intersection of Burlington Avenue and Georgia Avenue
 MASTER PLAN: Silver Spring CBD
 APPLICANT: Cypress Realty Investments, LLC
 FILING DATE: July 12, 2007
 HEARING DATE: October 18, 2007

STAFF RECOMMENDATION: Approval of the proposed amendment to Site Plan #820060380 and the attached draft Planning Board Resolution for Site Plan #82006038A.

BACKGROUND

The Board approved the Project Plan for 8021 Georgia Avenue (#920060020) on February 23, 2006, and the Site Plan (#820060380) on July 27, 2006, for 210 multi-family dwelling units, including 27 MPDUs, on 1.88 acres.

PROPOSED AMENDMENT

The applicant filed Site Plan Amendment 82006038A on July 12, 2007, describing the changes to the approved site plan. These changes are limited to:

1. eliminate two townhouses and relocate those units into the multi-family building;
2. reduce by two the number of parking spaces provided on site;
3. make minor adjustments to the vehicular entrances to the building from Stoddard Place and Burlington Avenue and the pedestrian entrance from Georgia Avenue;
4. show minor revisions to the building architecture, including the addition of balconies;
5. illustrate a minor shift of the lot line location to reflect new survey data;
6. update the unit type distribution; and
7. update the Development Data table to reflect the lot line adjustment and to correct typographical errors.

PUBLIC NOTICE

The applicant sent notice regarding the subject site plan amendment to all parties of record on July 13, 2007. The notice gave the interested parties a minimum of 15 days to review and comment on the amended site plan. Staff received no comments.

STAFF REVIEW AND RECOMMENDATION

The proposed amendment is consistent with the provisions of Section 59-D-3.7 of the Montgomery County Zoning Ordinance for Site Plan Amendments. The proposed amendment is designed primarily to correct minor inaccuracies in the approved site plan and does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan. The relocation of units away from Burlington Avenue and the slight reconfiguration of the vehicular entrances from Stoddard Place and Burlington Avenue will contribute to the safe and efficient circulation into and out of the site. Staff recommends **APPROVAL** of the Minor Site Plan Amendment for 8021 Georgia Avenue (Site Plan No. 82006038A) for modifications to the approved site plan.

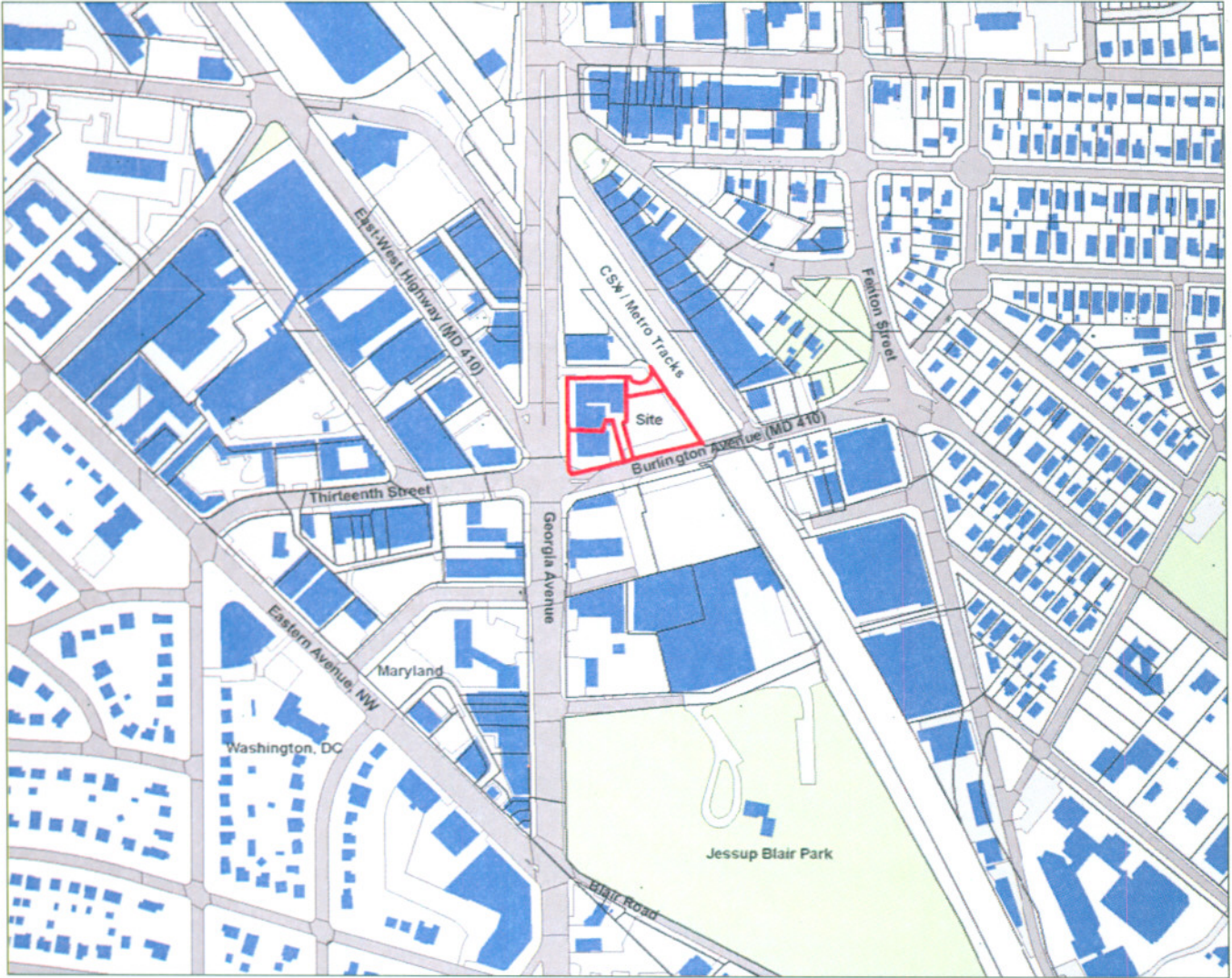
ATTACHMENTS

- A. Site Description and Vicinity
- B. Draft Planning Board Resolution

ATTACHMENT A: VICINITY MAP FOR SITE PLAN AMENDMENT 82006038A

Site Description and Vicinity

The site is located in the northeast quadrant of the intersection of Burlington Avenue (MD 410) and Georgia Avenue (MD 29) just north of the Washington, DC, line.



ATTACHMENT B: DRAFT PLANNING BOARD RESOLUTION



MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 07-153
Site Plan No. 82006038A
Project Name: 8021 Georgia Avenue
Hearing Date: October 18, 2007

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on July 12, 2007, Cypress Realty Investments, LLC, ("Applicant") filed a site plan amendment application designated Site Plan No. 82006038A ("Amendment") for approval of the following modifications:

1. eliminate two townhouses and relocate those units into the multi-family building;
2. reduce by two the number of parking spaces provided on site;
3. make minor adjustments to the vehicular entrances to the building from Stoddard Place and Burlington Avenue and the pedestrian entrance from Georgia Avenue;
4. show minor revisions to the building architecture, including the addition of balconies;
5. illustrate a minor shift of the lot line location to reflect new survey data;
6. update the unit type distribution; and
7. update the Development Data table to reflect the lot line adjustment and to correct typographical errors.

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated October 5, 2007, setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on October 18, 2007, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing").

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82006038A; and

Approved as to
Legal Sufficiency:

Tatiana D. Miller 10/3/07

8787 Georgia Avenue, Silver Spring, Maryland 20910

M-NCPPC Legal Department

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BE IT FURTHER RESOLVED that all site development elements as shown on National Park Seminary drawings stamped by the M-NCPPC on September 26, 2007, shall be required; and

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is _____ (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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EH-M